



sansome  george

19 Richmond Road, Reading, RG30 2SP
£350,000 Freehold

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Residential Sales & Lettings

- Attractive Victorian Terrace House
- Entrance Hall With Stairs
- Modern Kitchen Plus Lean To Utility Area
- 3 Well Proportioned Separate Bedrooms
- Sought After Address Close To All Amenities
- Well Tended Southerly Aspect Rear Garden
- 2 Separate Reception Rooms
- Ground Floor Bathroom
- Separate 1st Floor W/C
- UPVC Double Glazing (2015) & GRCH (Boiler Installed 2020)

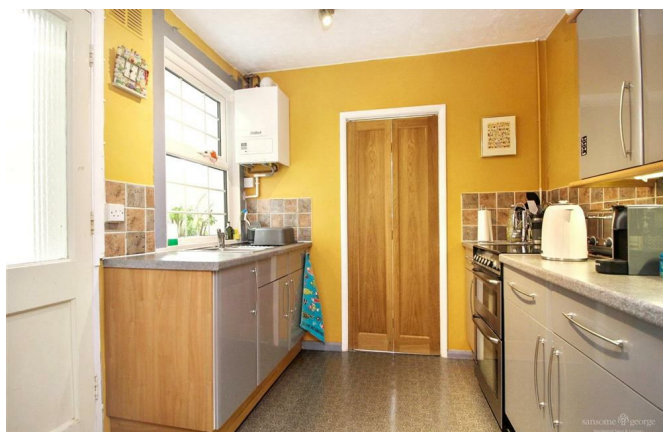
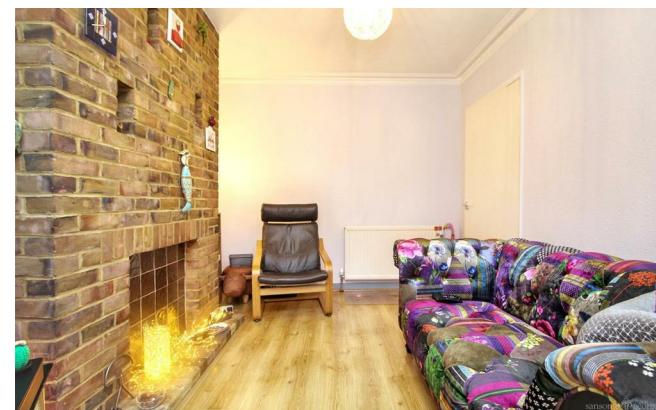
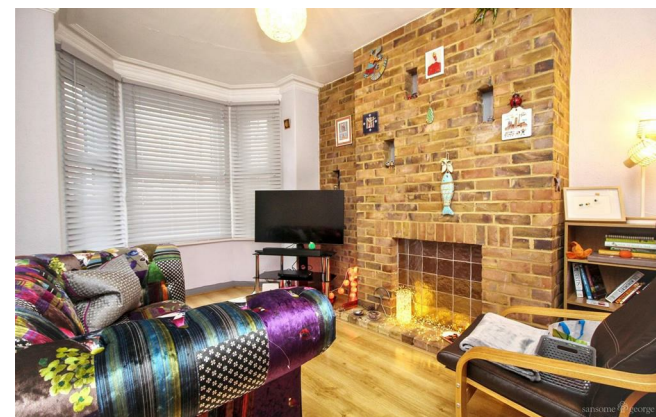
This classic and popular Victorian terraced house is conveniently situated on a well regarded residential road approximately 1.5 miles to the west of Reading town centre (25 min level walk), and within minutes of a host of amenities to include Kensington Recreation Ground, Battle Library, a wealth of shops, restaurants, cafes and supermarkets, plus gyms, pubs and a frequent 24 hour bus service. Reading West train station linking Reading main line, Paddington, Newbury, Theale, Basingstoke is also approximately 10 minutes walk.

Sitting behind a low brick wall, this attractive property is approached via path leading to an open covered porch over the front door. Opening to the entrance hall, stairs directly ahead rise to the first floor and openings lead to 2 versatile reception rooms comprising of living room with front aspect bay window and feature exposed brick fireplace, and a separate dining room. From the dining room, the kitchen is well appointed and has a bi-folding door to the rear aspect bathroom which includes shower over bath, and also has a door leading to a useful lean to utility area with courtesy door to the rear garden. On the first floor, the central landing (with built in airing cupboard) gives access to 3 well proportioned and individually approached bedrooms serviced by a separate side aspect W/C. General notable points also include UPVC double glazing throughout, central heating to radiators via gas fired boiler (installed March 2020) and a fully boarded loft space.

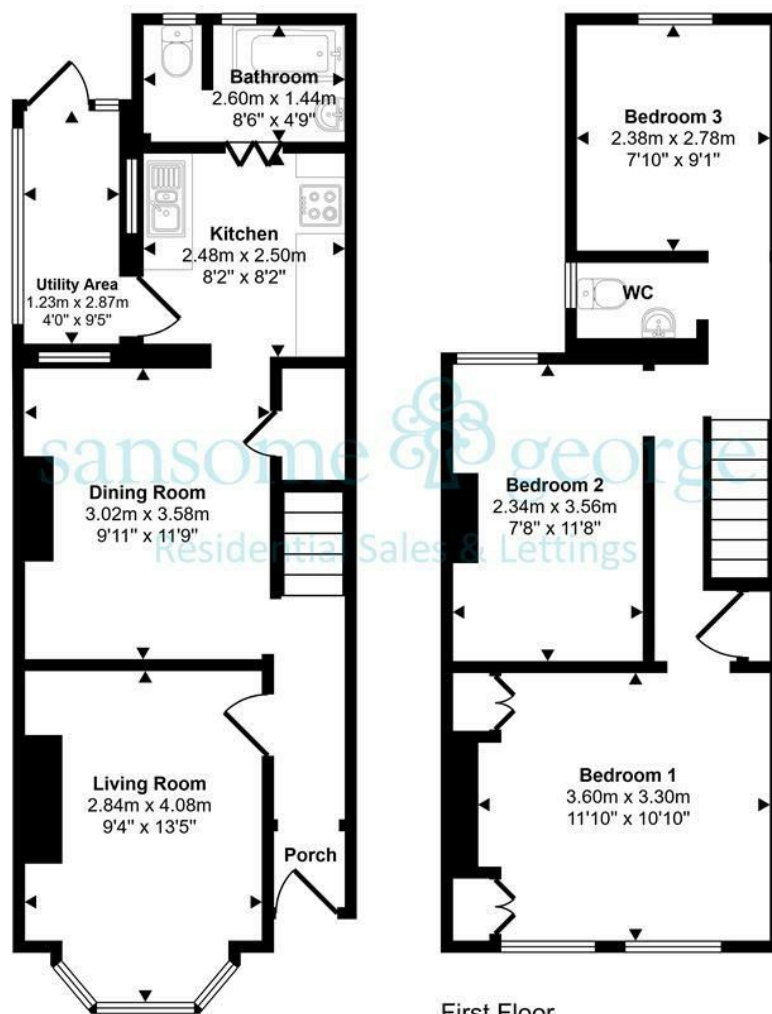
Outside, the well tended rear garden is another sought after feature of the property. Enjoying a rare southerly aspect and enclosed by original brick walls with fencing above, the garden measures approximately 25' in length (7.5m) with a patio area adjoining an area of lawn surrounded by planted flower and shrub beds.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Reading Borough Council - Band B



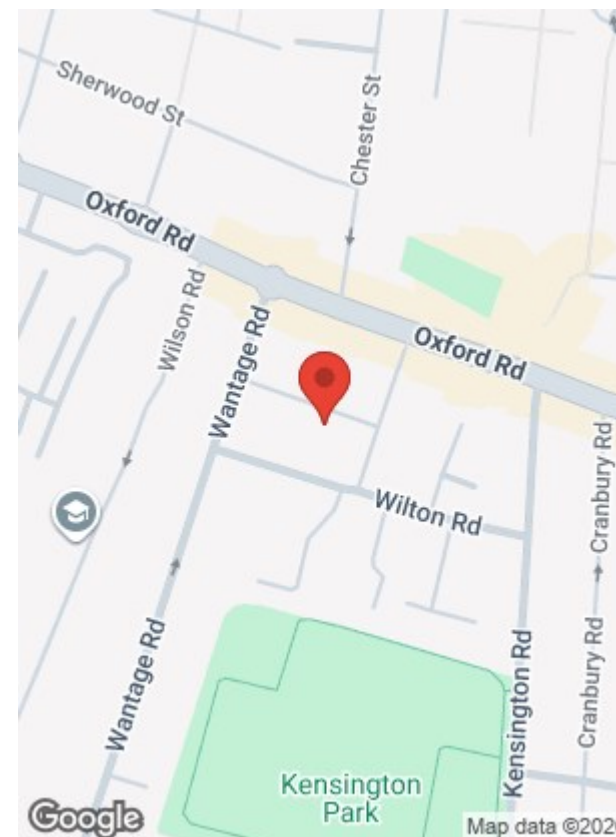
Approx Gross Internal Area
82 sq m / 884 sq ft



First Floor
Approx 38 sq m / 404 sq ft

Ground Floor
Approx 45 sq m / 480 sq ft

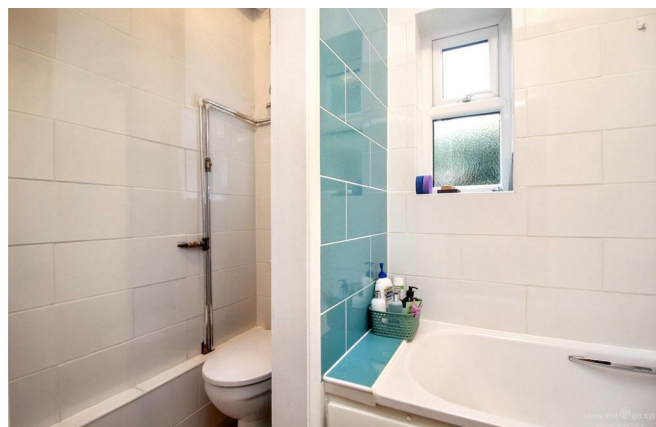
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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