



12 Brimpton Road, Reading, RG30 3HY
Guide Price £330,000 Freehold

sansome & george
Residential Sales & Lettings

- 2 Bedroom End Terrace Home
- Living Room & Dining Room
- Kitchen
- Gas Radiator Central Heating & UPVC Double Glazing
- Driveway parking

- Ground Floor Shower Room & Refitted Bathroom
- Family Room
- 2 Double Bedrooms
- Sizeable Rear Garden
- No Onward Chain

Upon entering the property, you are welcomed by an inviting entrance hall which leads through to a bright and spacious front aspect living room, creating a comfortable and relaxing environment for every day living. The living room flows seamlessly into the dining room, where twin doors open directly onto the rear garden, allowing for an abundance of natural light and providing the perfect setting for both entertaining and family dining.

Further enhancing the ground floor accommodation is a versatile family room, ideal for use as a home office, playroom or additional reception space to suit individual requirements. The well appointed kitchen offers ample worktop and storage space and benefits from a traditional stable door leading to a side garden area, adding both character and practicality. A convenient ground floor shower room completes the downstairs accommodation.

To the first floor, the property offers two generously sized double bedrooms. The family bathroom has been tastefully refitted to a modern standard, featuring contemporary fittings and a stylish finish.

Additional benefits include gas radiator central heating and UPVC double glazing throughout, ensuring comfort and energy efficiency all year round.

Externally, the property enjoys a sizeable and mature rear garden, offering a wonderful outdoor retreat with plenty of space for relaxation, entertaining, or gardening enthusiasts.

To the front, a driveway provides valuable off road parking for two vehicles.

This attractive home offers spacious and flexible accommodation in a convenient and popular location within easy access to highly regarded primary and secondary schools. Viewings are highly recommended to fully appreciate everything it has to offer.

Please contact Sansome & George Tilehurst office to arrange an appointment to view.

Council Tax band C - Reading Borough Council.



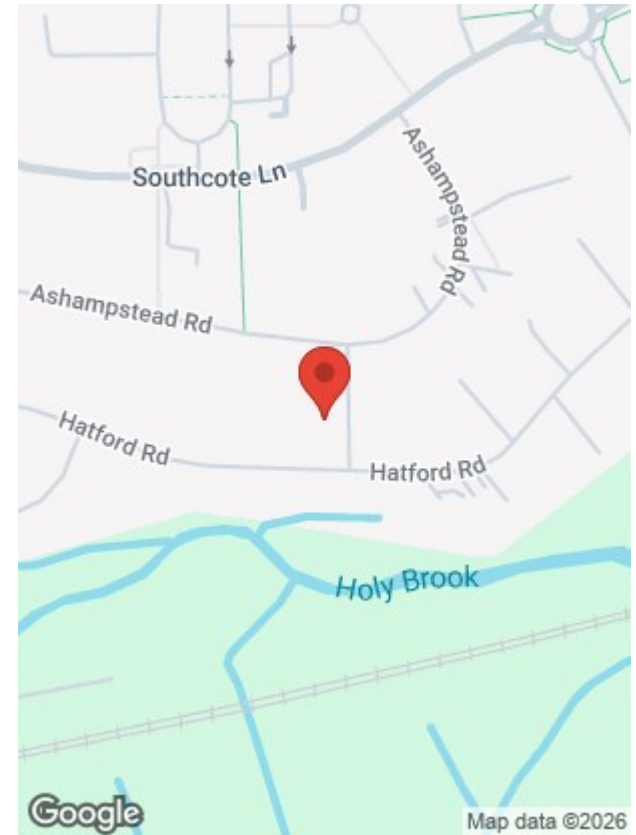
Approx Gross Internal Area
87 sq m / 938 sq ft



Ground Floor
Approx 51 sq m / 544 sq ft

First Floor
Approx 37 sq m / 394 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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com