



77 Salisbury Road, Reading, RG30 1BW  
Guide Price £275,000 Freehold

sansome  george  
Residential Sales & Lettings

- Victorian Terrace House
- No Thru Road Location
- Close To A Wealth Of Ameneties
- Rear Aspect Kictehn/Diner
- Seperate First Floor Bathroom
- No Onward Chain Complications
- 5 Minutes Walk To Reading West Train Station
- Living Room With Bay Wiondow & Fireplace
- 2 Separate Bedrooms
- 45' Westerly Aspect Rear Garden

Offered to the market with the advantage of no 'onward chain' this Victorian terrace house of a rare style is ideally located on at the foot of a no thru road, within yards level walk of Reading West Train Station and a host of amenities. Reading Town Centre is approximately 1 mile (15 minutes level walk) and local shops, supermarkets, regular bus services, cafes as well as the River Thames and Rivermead Leisure Complex are all within close proximity.

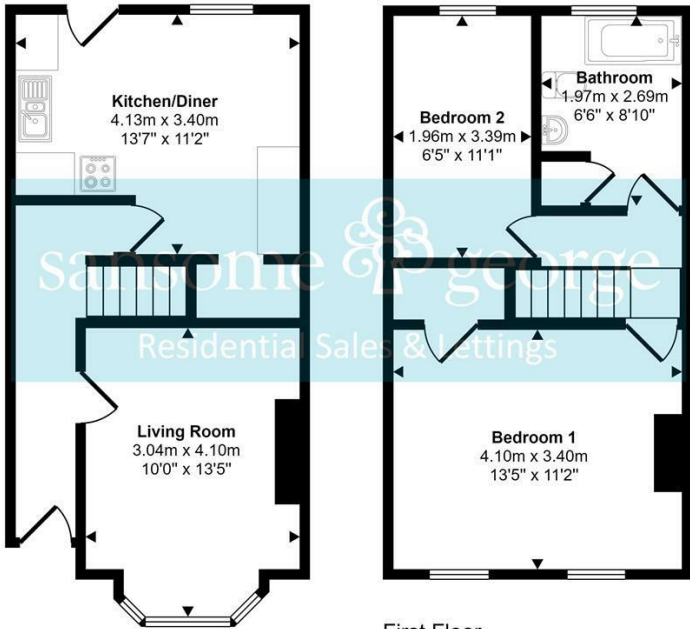
Complemented by a level enclosed rear garden of approximately 45' (14 m.) with a sunny westerly aspect and backing onto Recreation Ground behind but screened by established trees, the property is approached via a covered open porch over the front door which opens to an Entrance Hall where stairs rise to the first floor. Doors open to the front aspect living room with bay window, original coved ceiling and feature fireplace, and a separate Kitchen/Dining Room which spans the rear of the property. On the first floor, the landing services two seperate bedrooms and a separate rear aspect bathroom with white suite and built in airing cupboard. Other general notable features include double glazed windows and central heating to radiators via a gas fired boiler located in the kitchen.

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

Reading Borough Council - Band B



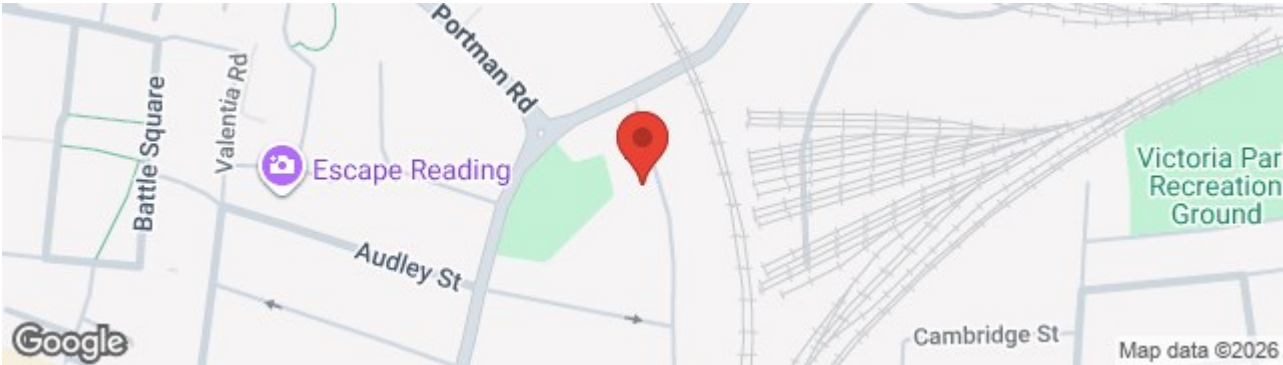
Approx Gross Internal Area  
65 sq m / 700 sq ft



Ground Floor  
Approx 33 sq m / 355 sq ft

First Floor  
Approx 32 sq m / 345 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

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