



65 Albany Road, Reading, Berkshire, RG30 2UL
£280,000 Freehold

sansome  george
Residential Sales & Lettings

- Box Bay Fronted Victorian Terrace Property
- Entrance Porch
- Kitchen With Integrated Oven & Hob
- Two First Floor 'Double' Bedrooms
- Useful Outbuilding/Workshop/Study With Power

- Well Presented Throughout
- Dual Aspect Open Plan 27' Living Room
- Ground Floor Three Piece Bathroom Suite
- Established Rear Garden With Greenhouse
- UPVC Double Glazing & Gas Fired Central Heating



Offering a distinctive blend of charm and character this well presented Victorian Terrace house is ideally located within close proximity of all amenities to include regular buses services from the bottom of the road and with Reading West train station (links to Reading, Paddington, Newbury, Basingstoke, Theale), is approximately 7 minutes level walk. Reading Town Centre is just over 1 mile away hence approximately 15 minutes walk and a wealth of amenities to include, shops, supermarkets, cafes and restaurants, plus green spaces and sports centre and gyms are all within very close proximity.

Beautifully presented throughout and formatted in an unique style, the property sits behind a low walled frontage in front of a paved area to the front of the property where the front door opens to a useful porch. A door from the porch opens to a popular dual aspect 27' Living Room divided by an exposed staircase, and with a glazed door to the garden. An opening accesses the side aspect to a fitted Kitchen with integrated oven and hob, and a door opens to a fully tiled Ground Floor three piece bathroom with electric shower over the bath. On the first floor there are two spacious 'double' Bedrooms both of which offer fitted storage.

Outside, to the rear of the property, a fully enclosed Rear Garden measures approximately 23' in length and features an insulated 7'11" x 4'6" brick built outbuilding with light and power and could be suited for use as a small Office or Workshop. A small patio from the rear of the property and leads to a path to the outbuilding with planted shrubs/herbs beds to either side and a green house.

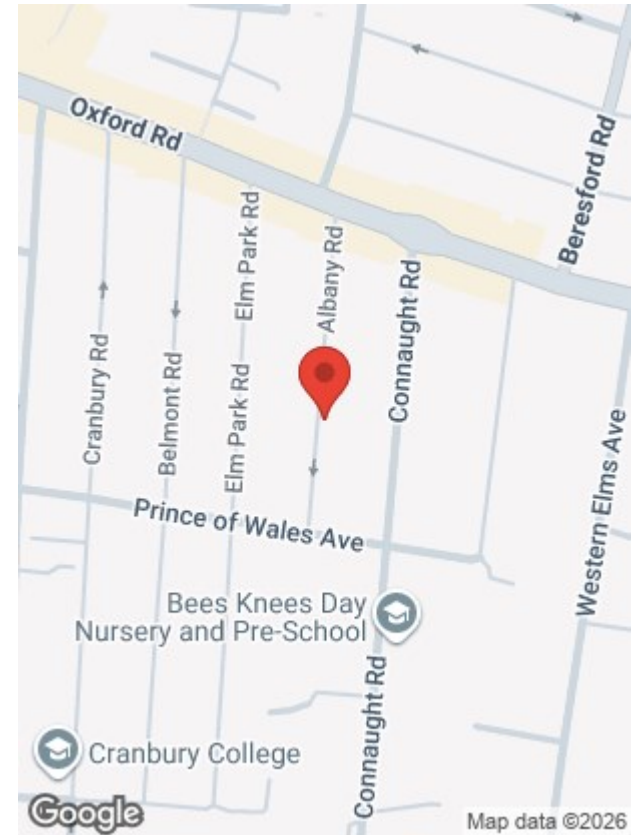
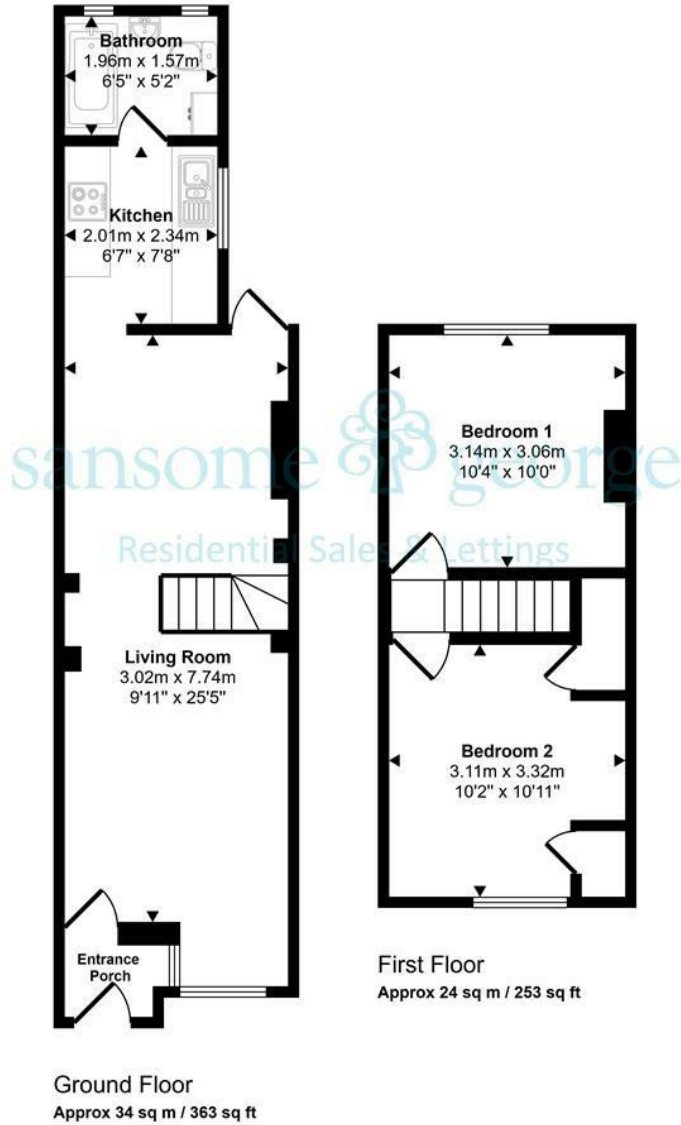
Other general notable features include UPVC double glazing throughout and gas fired central heating to radiators (not tested) via a 'combi' boiler located in the bathroom.

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
57 sq m / 616 sq ft



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions |
| (92 plus) A | | | (82 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 | 66 | England & Wales |
| | | 75 | EU Directive 2002/91/EC |

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.

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