



**39 Pangbourne Street, Reading, Berkshire, RG30 1HS**  
**£310,000 Freehold**

**sansome & george**  
Residential Sales & Lettings

- Victorian Mid-terrace House
- 2 Versatile Reception Rooms
- Additional Lean To / Utility
- Double 2nd Bedroom
- UPVC double glazing & GRCH (n/t)

- Westerly Aspect Rear Garden
- 12'10" (3.9m) Kitchen
- 11'11" (3.6m) Bedroom 1 With Feature Fireplace
- Separate First Floor Bathroom With Dressing Area
- Conveniently Located Close To Amenities

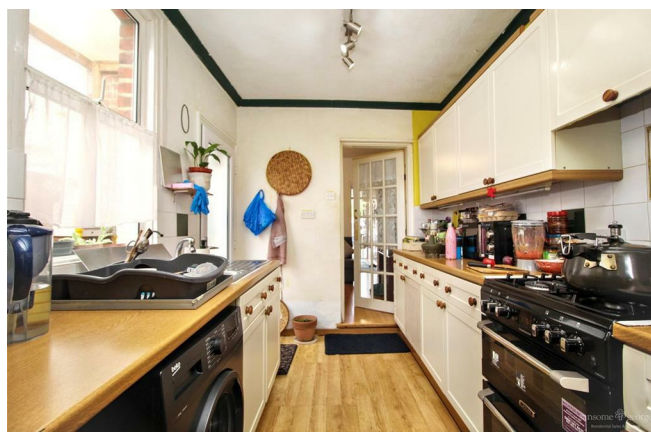
Located approximately 2 miles to the west of Reading town centre, bordering the suburb of Tilehurst, this Victorian mid-terrace house is conveniently situated within a wealth of conveniences available to include several bus services, 24 hour gym, shops, supermarkets, pubs, cafes and restaurants plus reputable schools, and green spaces all being nearby. Both Tilehurst train station and Reading West train station are each approximately 1 mile away.

Being of 845 sq. ft. (79 sq. m.) overall, the ground floor accommodation comprises of 2 separate and versatile reception rooms which are accessed from the the entrance hall. Stairs from the dining room rise to the first floor landing and a door leads to a generous 12'10" (3.9m) kitchen. A side aspect door opens to a handy lean to area which leads to the rear garden. On the first floor, the landing services bedroom 1, which spans the front of the property and includes a built in wardrobe and original cast iron feature fireplace, the rear aspect 2nd bedroom with fitted wardrobe, and a separate rear aspect bathroom also with fitted wardrobe creating a dressing area, which then opens to the bathroom area with rear aspect window, shower over bath and fitted vanity unit with inset wash basin, w/c and further storage. The property has UPVC double glazing throughout and central heating to radiators via a gas fired 'combi' boiler (n/t) located in the bathroom.

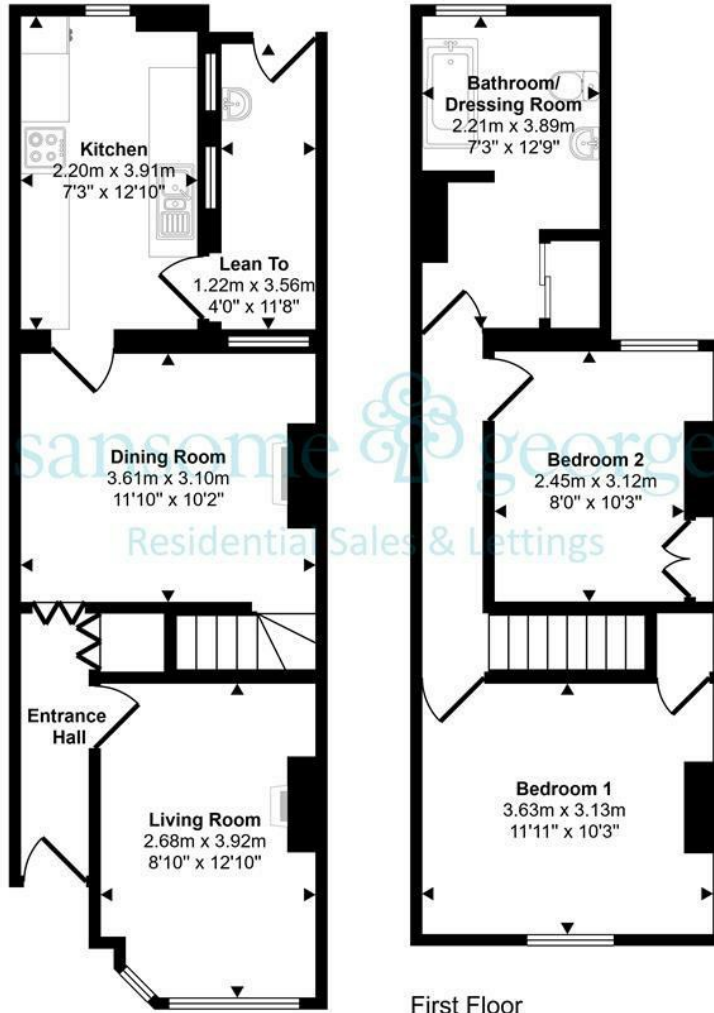
Outside, the rear garden boasts a westerly aspect and is enclosed by wooden fencing with paved patio, soil beds and a path leading to two garden sheds. To the front, the paved frontage sits behind a low brick wall with a quarry tiled path to the front door under an open covered porch.

Please contact Sansome & George for further information and to schedule a viewing appointment.

Reading Borough Council - Band C



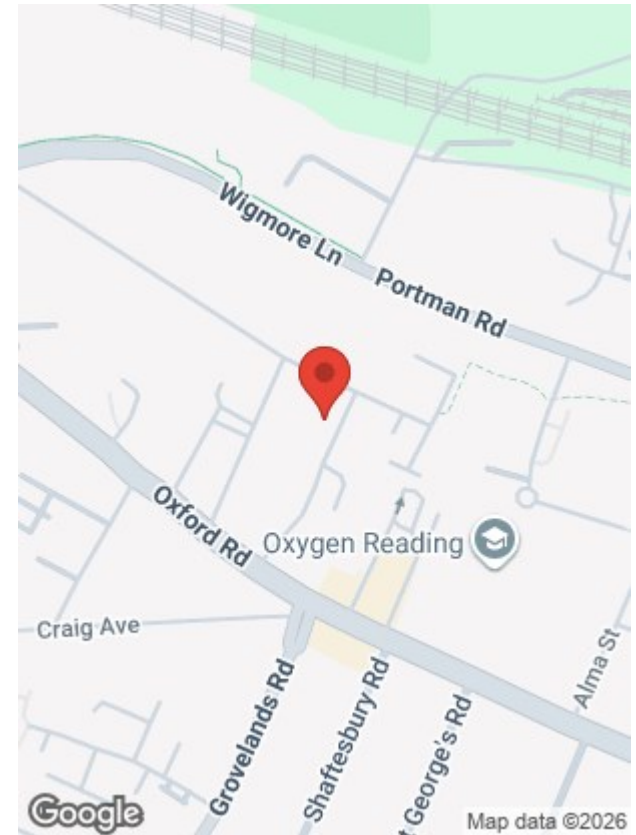
Approx Gross Internal Area  
79 sq m / 845 sq ft



**Ground Floor**  
Approx 43 sq m / 464 sq ft

**First Floor**  
Approx 35 sq m / 381 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>63</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC
		<b>82</b>	

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