



246 Oxford Road, Reading, Berkshire, RG30 1AB  
£425,000 Freehold

sansome  george  
Residential Sales & Lettings



- Attractive Victorian Mid-terrace House
- 1500 sq. ft. (139 sq. m.) Of Accommodation Over 3 Floors
- Excellent Buy-to-Let Investment Opportunity
- Enclosed Rear Garden With Pedestrian Gate & Air Raid Shelter
- 4 Separate Bedrooms Over 1st & 2nd Floor
- No 'Onward Chain' Complications
- Off Road Parking
- Yards From Train Station & Amenities
- 2 Separate Reception Rooms, fitted Kitchen
- Shower Room, Cloakroom & Bathroom

Located within a short walk to Reading West train station, numerous frequent bus services, and a wealth of amenities, this deceptively spacious and attractive period mid-terrace house of 1500 sq. ft. (139 sq. m.) is currently a fantastic buy-to-let investment, or likewise make a spacious home for a private owner to update and configure to their taste.

Arranged over 3 storeys, accommodation includes entrance hall with doors to two separate reception rooms, a spacious fitted kitchen which in turn leads to a ground floor shower room and separate cloakroom and also leads to the rear garden. On the first floor, 3 separate bedrooms are serviced by a side aspect bathroom. Stairs from the landing rise to the second floor 4th bedroom with fitted wardrobes.

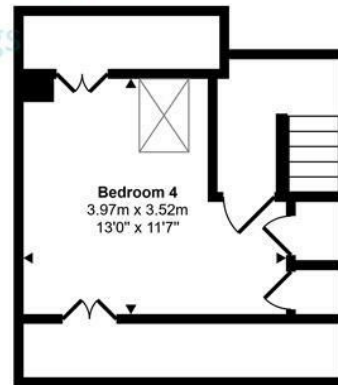
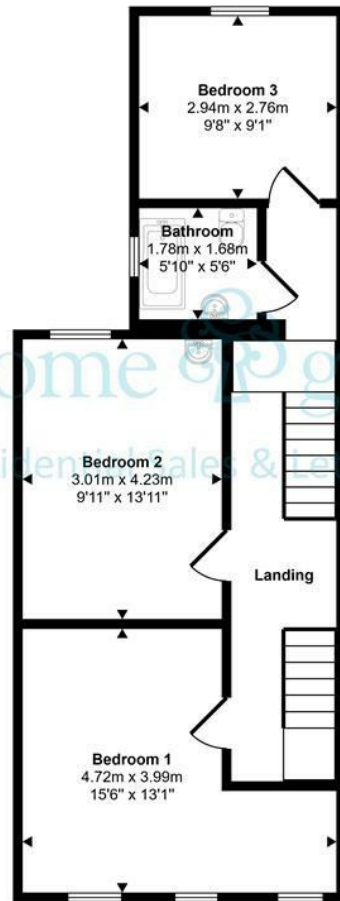
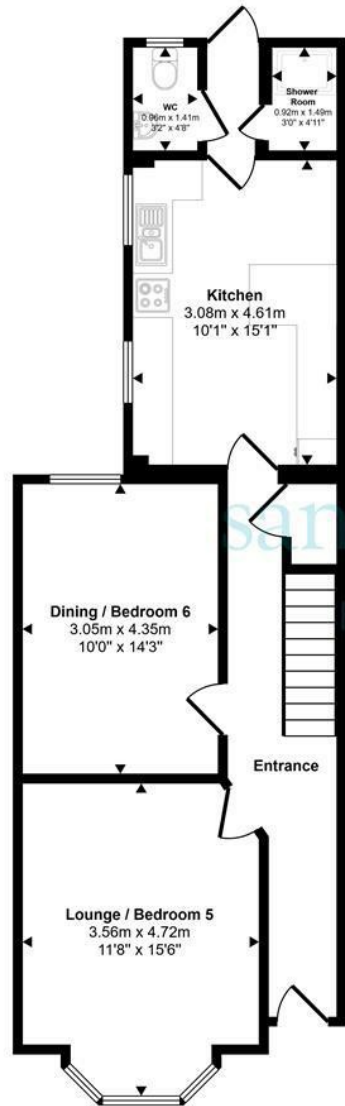
Outside, the rear garden is enclosed by wooden fencing with a secure gate giving useful pedestrian access. Mainly paved, there is also a brick/concrete WW2 air raid shelter and a timber built shed.

Please contact Sansome & George Estate Agents for further information or to schedule a viewing appointment.

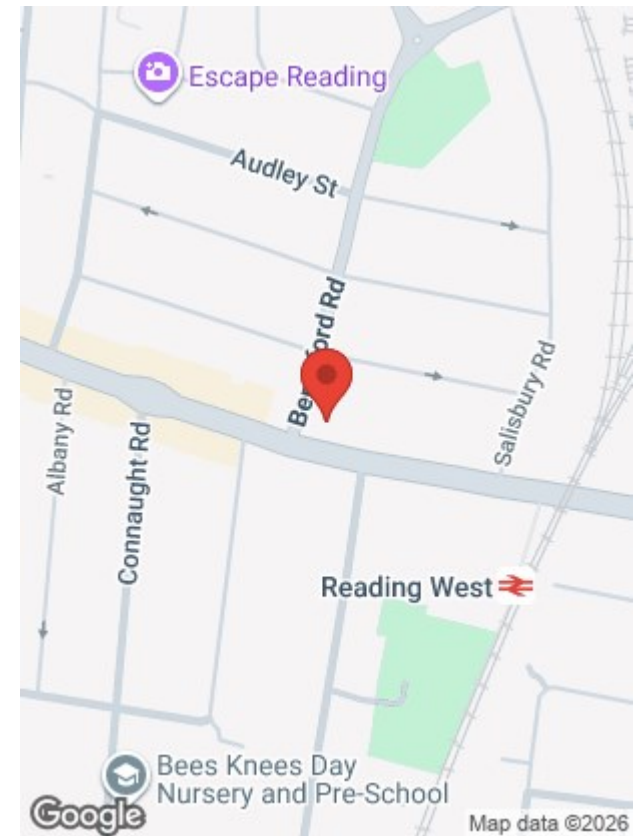
Reading Borough Council - Band C



Approx Gross Internal Area  
139 sq m / 1501 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.

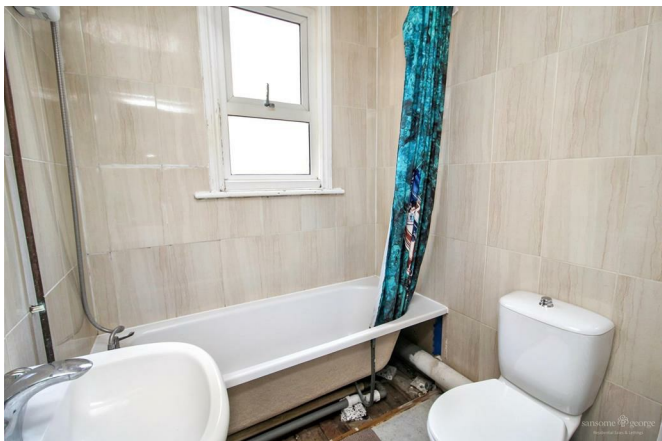


| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---------------------------------------------|-------------------------|-----------|-----------------------------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |                                                                 | 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>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |

#### Misrepresentation and Misdescriptions Acts

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