



43 Cranbury Road, Reading, RG30 2XE
£250,000 Freehold

sansome & george

sansome & george
Residential Sales & Lettings

- Popular Mid-Terraced Home
- Box Bay Living Room
- Kitchen With Storage
- Low-Maintenance Fully Enclosed Rear Garden
- Positive Input Ventilation System Installed To Reduce Condensation

- Two Double Bedroom
- Dining Room
- Family Bathroom With Shower
- Close To Schools And Local Amenities
- No Onward Chain

Located just over 1.5 miles west of Reading Town Centre, this popular mid-terraced home is conveniently positioned within walking distance of shops, gyms, cafés, supermarkets, restaurants, and local green spaces including Kensington Recreation Ground and Prospect Park. A range of schools are also nearby. Frequent bus services operate at both ends of the road, and the recently updated Reading West train station (services to London Paddington, Newbury, Basingstoke, and Theale) is approximately a 15-minute walk.

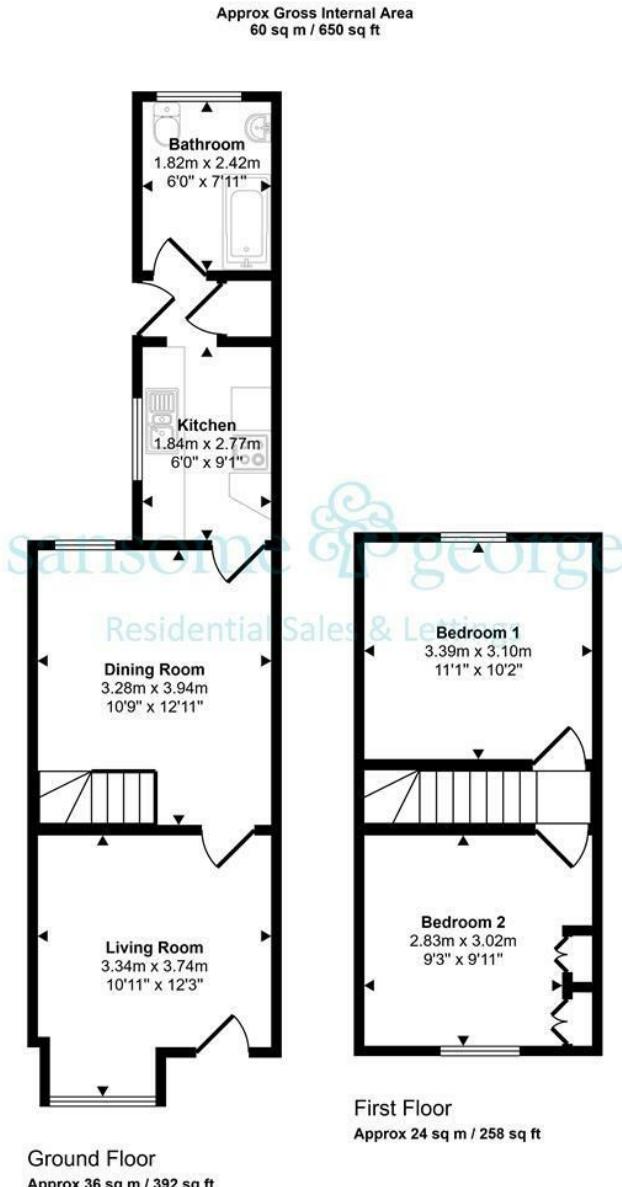
The accommodation comprises a box bay living room leading to a dining room with stairs to the first floor, a kitchen with ample storage and work surfaces, and a rear lobby giving access to a three-piece bathroom with shower over bath. Upstairs, there are two double bedrooms. Externally, the rear garden is low maintenance, fully paved, and fully enclosed.

Offered with no onward chain, this home is ready to move into and presents an ideal opportunity for first-time buyers or investors.

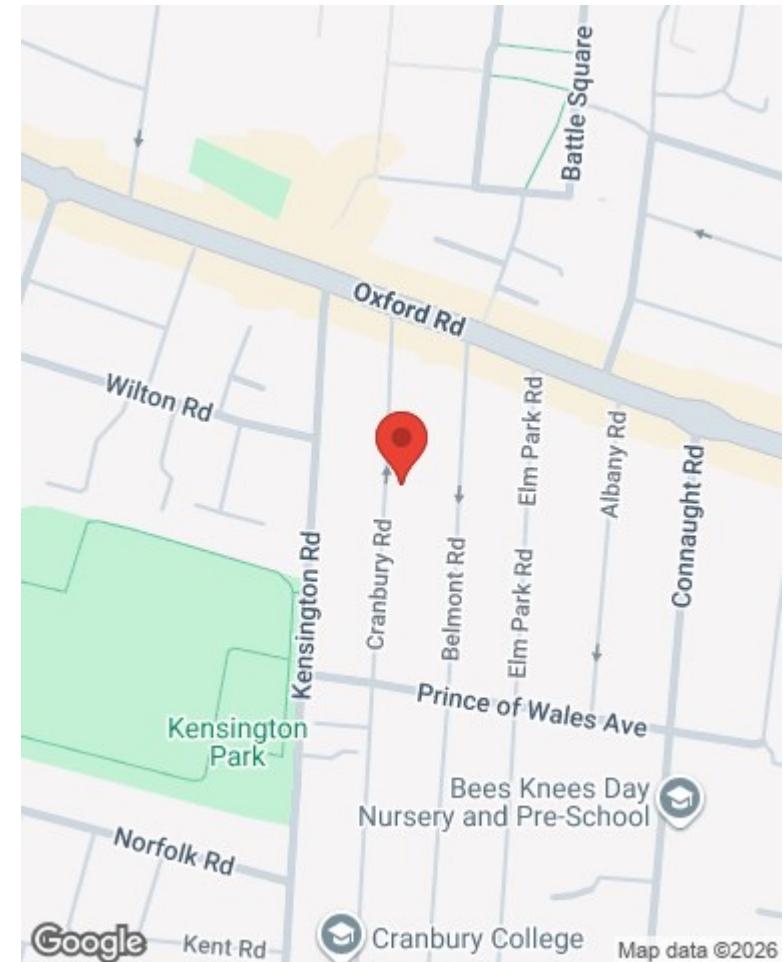
Purchasers Note : In 2023, a specialist contractor installed a loft Positive Input Ventilation (PIV) system along with three warm passive vents throughout the house. This system introduces dry fresh air, reducing condensation and eliminating previous mould issues.

Reading Borough Council - Band B





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		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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

sansome  **george**
Residential Sales & Lettings