



129 Belmont Road, Reading, RG30 2UY  
£350,000 Freehold

- Victorian Terrace House
- Retains Original Character Features
- 2 Separate Reception Rooms
- 3 Separate First Floor Bedrooms
- Low Maintenance Rear Garden

- No 'Onward Chain' Complications
- 81 sq. m. (867 sq ft) Of Accomodation
- Well Appointed 13'11" Dual Aspect Kitchen
- Separate First Floor Bathroom
- UPVC Double Glazing & GRCH

A 'larger style' Victorian terrace house being over 867 sq. ft. (81 sq. m. ) is located at the top end of a popular West Reading address and hence is ideally situated for easy access on foot to a host of local amenities including regular bus services, Reading West train station (Reading, Paddington, Newbury, Theale, Basingstoke), Kensington Recreation Ground and Battle Library plus a wealth of schools, gyms, shops, supermarkets, cafe's, pubs and restaurants. Reading Town Centre is with mainline Train Station is conveniently approximately 1.5 miles level walk to the east.

This attractive character property retains some original period features throughout. Accommodation includes 2 separate and versatile reception rooms (each with feature fireplaces), which are accessed via the entrance hall where stairs also rise to the first floor. The well appointed dual aspect kitchen is approached via the dining room and also gives access to useful understairs storage, and with a courtesy door to the rear garden. On the first floor, 3 individually approached bedrooms are serviced by a side aspect bathroom with white suite (including shower over bath) all separately approached via the landing. Bedrooms 1 & 2 also both have original feature fireplaces.

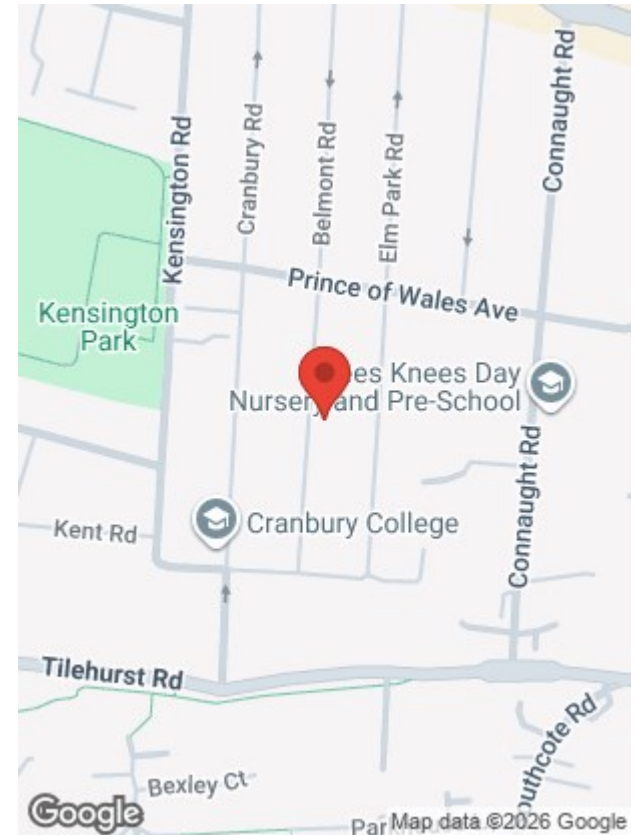
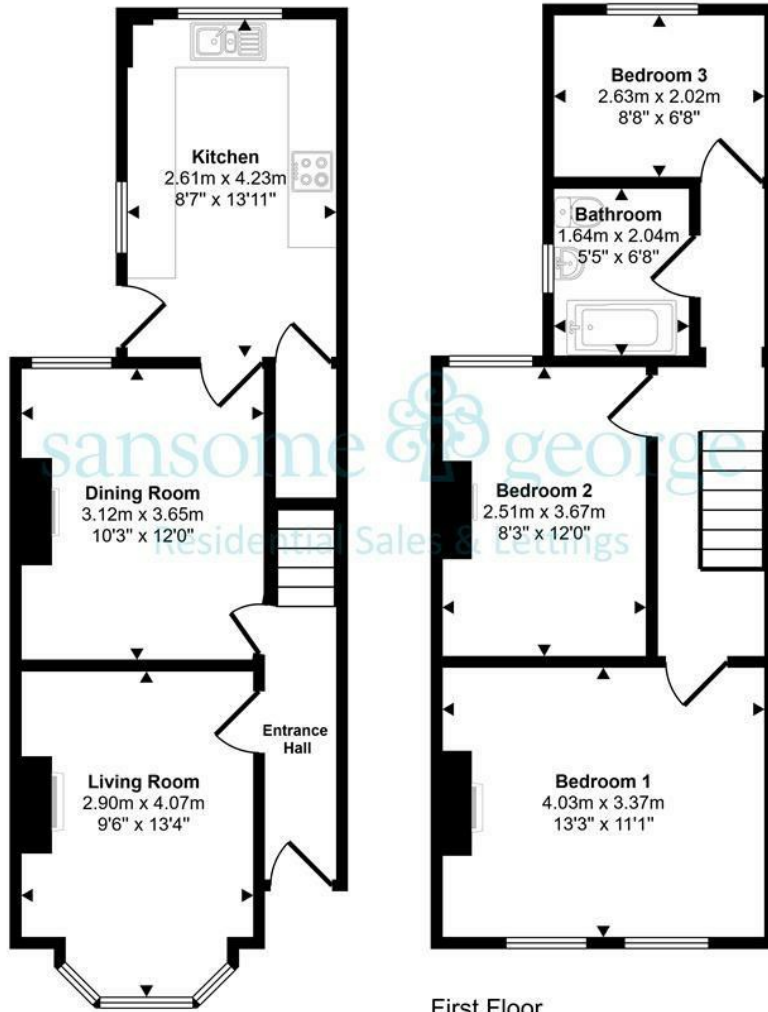
Outside, the property is complemented by a rear garden enclosed by wooden fencing and has been 'hardscaped' for ease of maintenance. Laid mainly to gravel , there is a deck area, garden shed and a covered paved patio area.

General other points to note include UPVC double glazing throughout (excluding front door) and central heating to radiators via gas fired combination boiler.

Please contact Sansome & George Estate Agents on 0118 9421 500 for more information or to arrange a viewing appointment at your earliest convenience.



Approx Gross Internal Area  
81 sq m / 867 sq ft



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>84</b>	<b>England &amp; Wales</b>
		<b>65</b>	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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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

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