



11 Beecham Road, Reading, Berkshire, RG30 2RA  
£315,000 Freehold

sansome  george  
Residential Sales & Lettings

- Original 3 Storey Victorian Terrace House
- Front Aspect Living Room
- Fitted Kitchen With French Doors to Garden
- Separate 3 Piece First Floor Bathroom
- 80' Rear Garden

- Entrance Hall With Stairs to First Floor
- Separate Dining Room
- 2 Seperate First Floor Bedrooms
- Spacious 2nd Floor Main Bedroom
- UPVC double glazing and GRCH (n/t)

This deceptively spacious Victorian Terrace property of over 91 square meters (980 sq. ft.) offers accommodation arranged over 3 floors complemented by a rear garden of approximately 80'. Located in a popular residential address, the property is conveniently located within the sought after Wilson Primary School catchment as well as being within close proximity of Prospect Park and numerous regular bus services. Other local amenities include gyms, library, shops, supermarkets, cafes, pubs and restaurants as well as Reading West Train Station (Reading Mainline, Paddington, Newbury, Basingstoke, Theale) being within 1 mile.

This original 3 storey home is approached via gated frontage with front door opening to the entrance hall with stairs rising to the first floor landing. Doors lead to a cosy front aspect living room with feature open fireplace, and a separate dining room which opens to a 12' kitchen with French doors opening to rear garden. On the First Floor, the landing services 2 separate bedrooms, each with built in wardrobe, and a rear aspect bathroom with 3 piece suite which includes a shower over the bath. A door from the landing opens to staircase leading up to the generous main bedroom with front aspect dormer window. Outside, the easterly aspect rear garden measures approximately 80' in length and is mainly enclosed by wooden fencing. From the French Doors, a patio spans the rear of the property and adjoins a lawned garden with timber built children's tree/play house and also a garden shed.

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

Reading Borough Council - Band C



Approx Gross Internal Area  
91 sq m / 984 sq ft

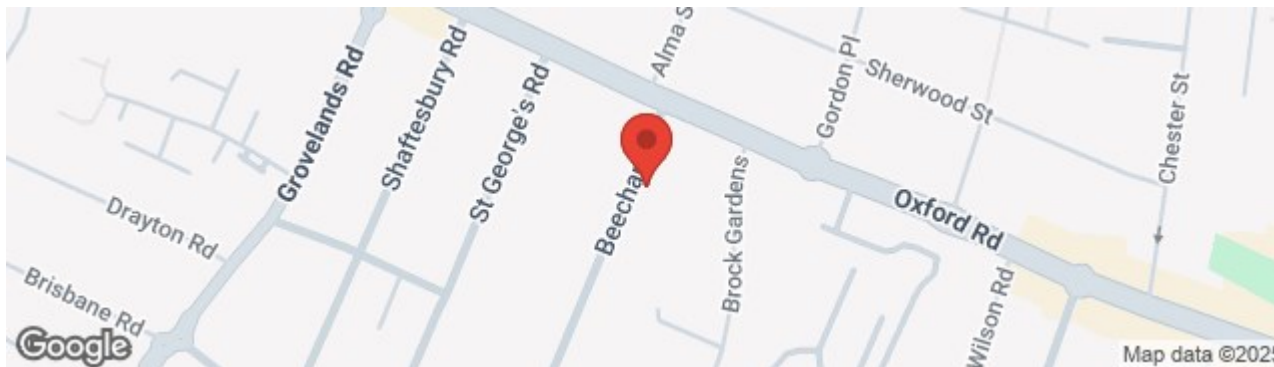


Ground Floor  
Approx 40 sq m / 431 sq ft

First Floor  
Approx 31 sq m / 334 sq ft

Denotes head height below 1.5m

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.

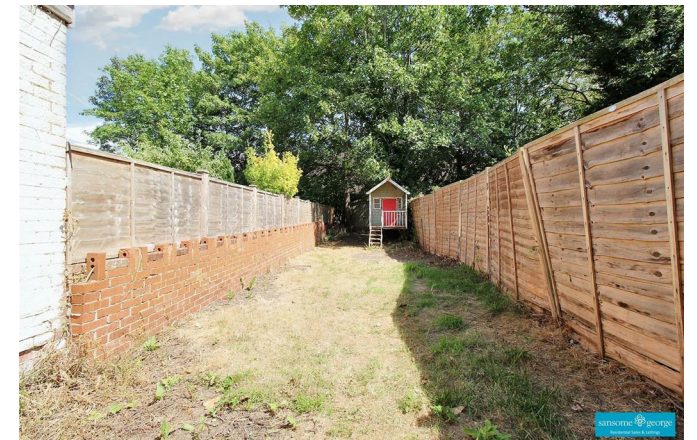
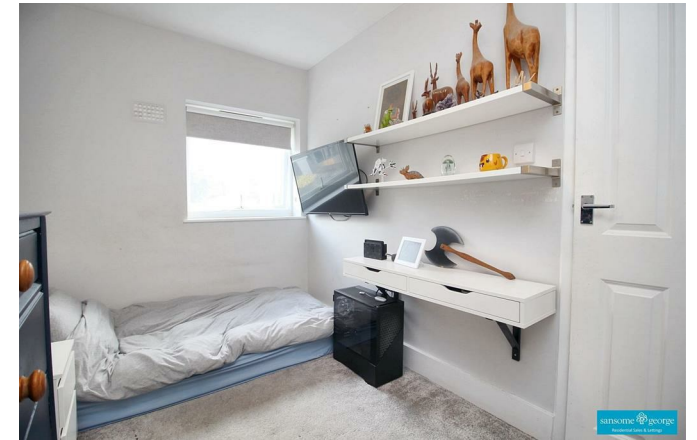


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	70	82

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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