50 Wantage Road, Reading, RG30 2SF
Guide Price £350,000 Freehold

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- Well Proportioned Mid-terrace House
- Entrance Hall With W.C. & Staircase
- Separate Rear Aspect Dining Room With Fireplace
- 3 Bedrooms
- 85' (26m) Westerly Aspect Rear Garden
- No 'Onward Chain' Complications
- Living Room With Box Bay Window & Feature Fireplace
- Fitted Kitchen
- Separate First Floor 3 Piece Bathroom
- UPVC double glazing and GRCH (n/t)

Situated on a popular tree lined road under 2 miles to the west of Reading Town Centre and fortunately offered with the advantage of no 'onward chain', this attractive and characterful mid-terrace house is located within the desirable 'Wilson Primary' school catchment and also conveniently within a short walk of a range of amenities including Prospect Park, Kensington Recreation Ground as well, as a wealth of supermarkets, shops, pubs, restaurants, cafes, gyms and Library. The No.17 - 24 hour bus service is within 500 yards and Reading West Train Station (Reading, Paddington, Newbury, Basingstoke, Theale) is approximately 10 minutes walk and Reading Town Centre with mainline Train Station is approximately a 25 minutes level walk.

A low level wall to the front of the property has a timber gate opening to a paved frontage with a recessed open covered porch leading to the front door. Opening to the entrance hall, stairs rise to the first floor and doors lead to a small yet handy front aspect W.C, the kitchen, and two versatile separate reception rooms. These comprise of living room with front aspect box bay window and feature open fireplace, and a dining room also with feature fireplace and rear aspect window looking to the garden. The rear aspect kitchen has a range of fitted units and a courtesy door opening to the rear garden. On the first floor, a spacious landing gives access to 3 'well proportioned' bedrooms and a separate rear aspect bathroom with white suite including shower over bath with glazed screen. A wall mounted gas fired combi-boiler (not tested) provides central heating to radiators and domestic hot water.

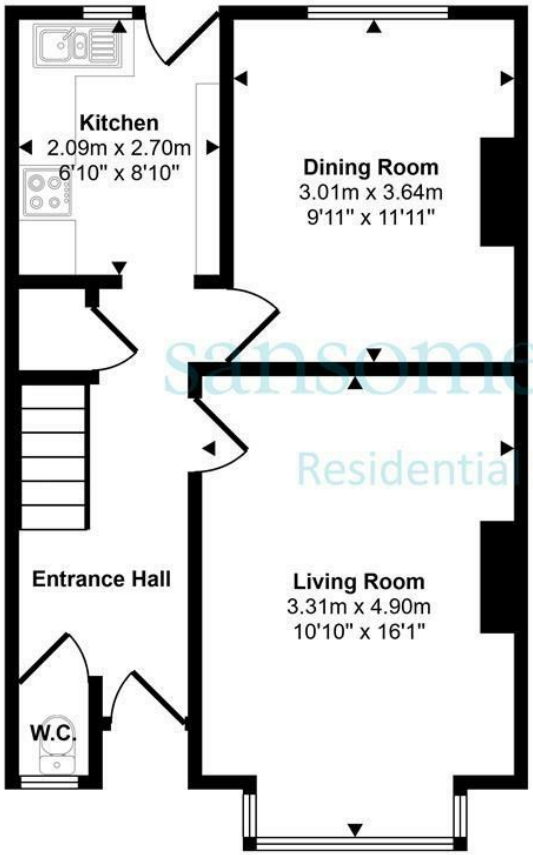
Outside, the sizable rear garden is another notable feature of this desirable home. Measuring approximately 85' (26m) in length, with a predominantly westerly aspect, and useful gated pedestrian rear access. A covered open 'lean to' spans the rear of the property, and adjoins the garden which is laid mainly to lawn with shrubs, established tree and path leading to garden shed.

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

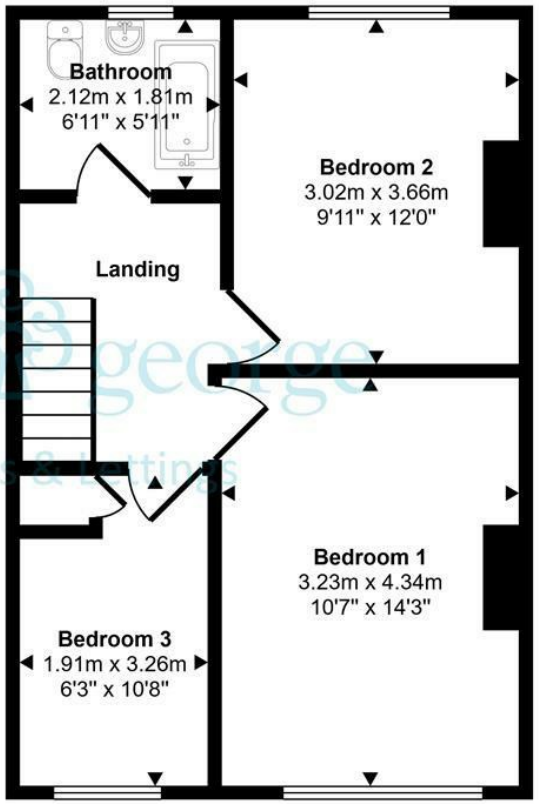
Reading Borough Council - Band C

** PURCHASERS NOTE ** The property displays evidence of structural movement. Reports carried out have proved inconclusive as to the cause and remedial works required. Further information and documentation is available upon request.

Approx Gross Internal Area
86 sq m / 922 sq ft



Ground Floor
Approx 43 sq m / 460 sq ft



First Floor
Approx 43 sq m / 462 sq ft

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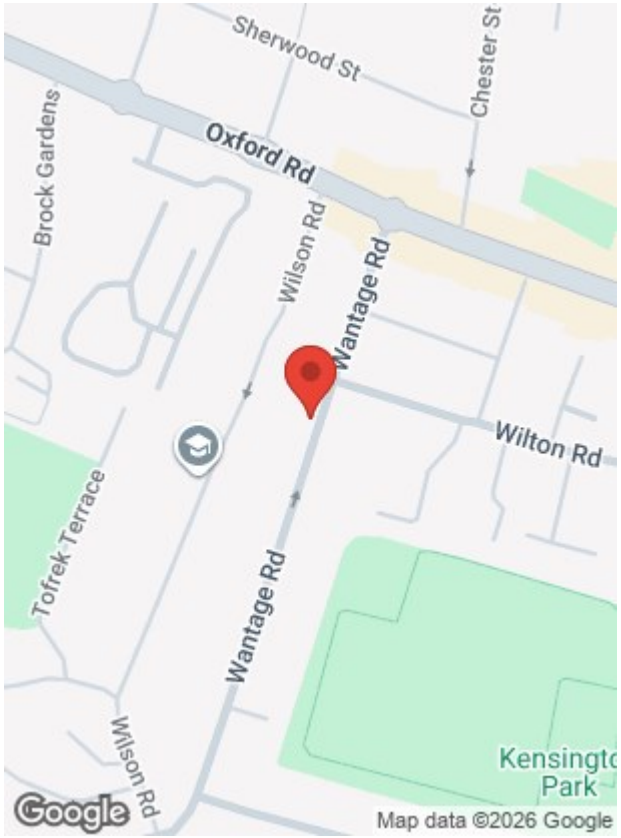
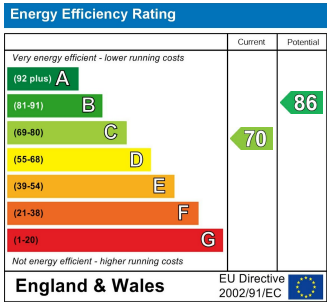
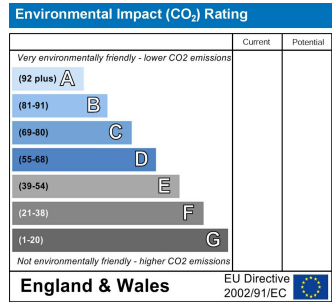
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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