14 Little Johns Lane, Reading, RG30 1LG
Offers In Excess Of £280,000 Freehold

sansome george
Residential Sales & Lettings

- Characterful Victorian Terrace House
- Entrance Hall With Staircase
- Modern Open Plan Kitchen Dining Room
- 3 (2+1) Bedrooms With Bedroom 3 Accessed Via Bedroom 1
- Gas Fired Central Heating Via Well looked After Combi Boiler
- Period Features With Modern Updates
- Separate Front Aspect Living Room
- Rear Aspect Ground Floor Bathroom
- South East Facing Garden With Storeroom
- UPVC Double Glazing

This well presented and characterful Victorian Terrace house is situated on a popular residential road approximately 1.25 miles to the west of Reading Town Centre and conveniently within a short walk of a wealth of amenities to include Reading West train station (Reading, Paddington, Basingstoke, Newbury) a frequent 24 hour bus service, Battle Library, various gyms, several green spaces to include Prospect Park, plus a range of shops, supermarkets, cafes, pubs and restaurants.

Well maintained throughout with a desirable and charming blend of period features complemented by modern updates, this welcoming home's entrance hall has stairs rising to the first floor between the two separate, versatile reception rooms. These comprise of a front aspect living room and a rear aspect dining room with access to the under stairs storage cupboard. Wood effect tiled flooring throughout the kitchen diner and entrance hall provides great continuity and practicality. The dining room opens to the modern fitted kitchen with side aspect window and door to the rear garden. A small lobby area behind the kitchen leads to the ground floor bathroom with rear aspect window, heated towel rail, and a white three piece suite which includes shower over bath with screen.

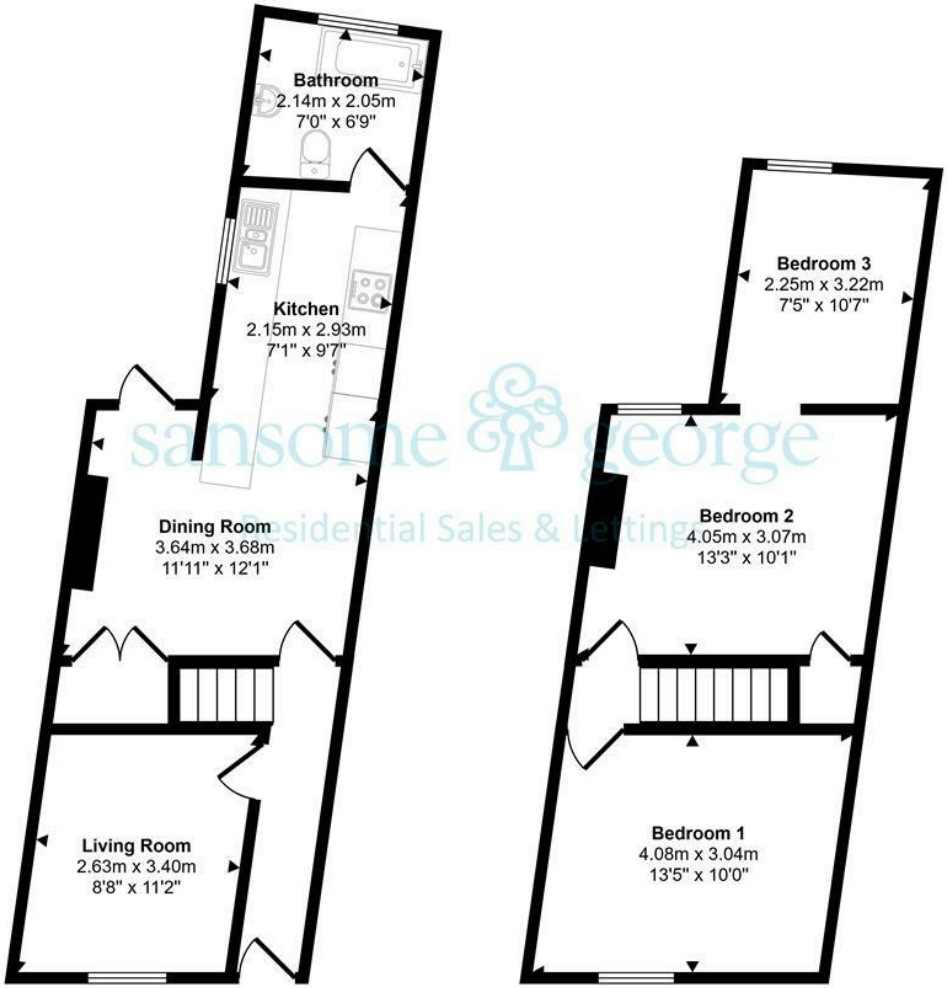
On the first floor, three good sized bedrooms are arranged in the familiar and versatile '2+1' configuration with bedroom 3 being accessed via bedroom 1. Bedroom 3 is currently used as a snug and dressing room and also offers opportunity to be converted into an en-suite bathroom if so desired. Other general notable points include UPVC double glazing throughput, gas fired central heating via the well looked after combination boiler and fibre internet available.

Outside, this desirable home is completed further by the south east facing rear garden enjoying a level patio and lawned space with access to a brick built store at the end of the garden.

Please contact Sansome & George Estate Agents to discuss this fantastic example in more detail or to arrange a viewing appointment at your earliest convenience.

Reading Brough Council - Band C

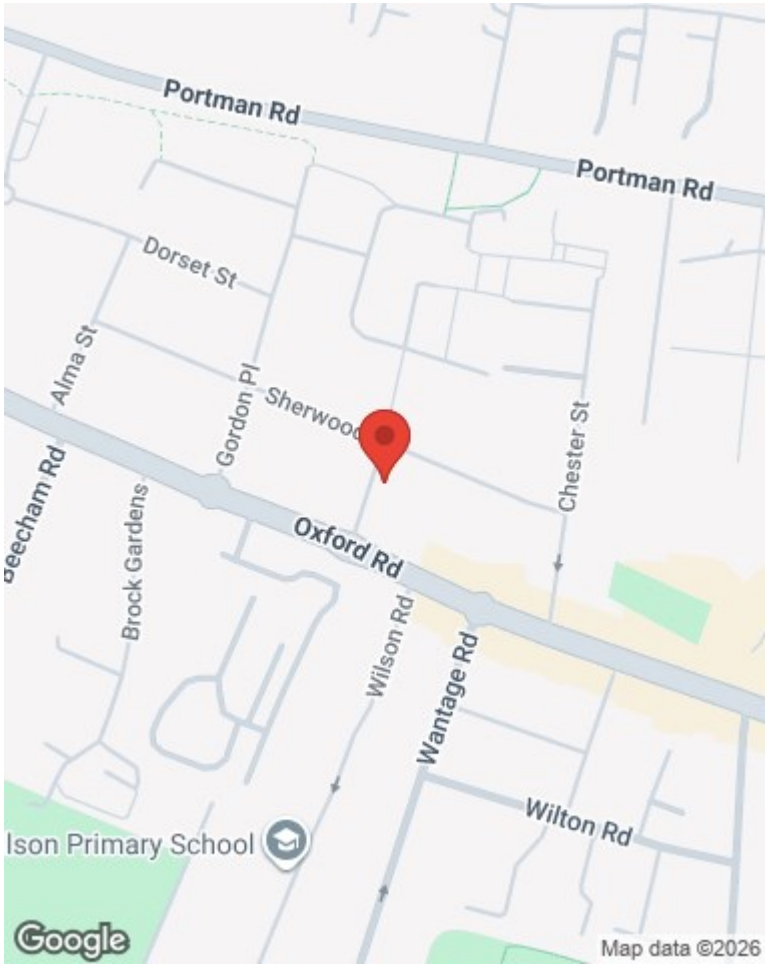
Approx Gross Internal Area
70 sq m / 749 sq ft

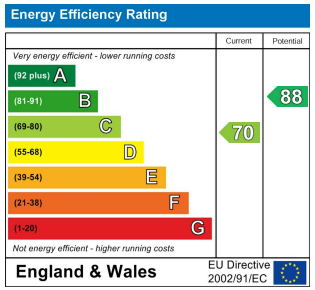


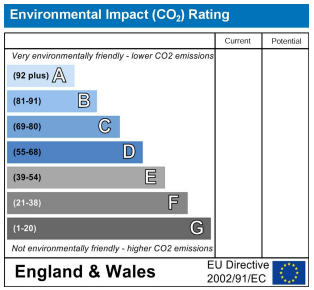
Ground Floor
Approx 37 sq m / 393 sq ft

First Floor
Approx 33 sq m / 356 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.







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.

sansome george
Residential Sales & Lettings

9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome george
Residential Sales & Lettings