



246 Oxford Road, Reading, Berkshire, RG30 1AB
£425,000 Freehold

sansome  george
Residential Sales & Lettings

- Attractive Victorian Mid-terrace House
- 1500 sq. ft. (139 sq. m.) Of Accomodation Over 3 Floors
- Excellent Buy-to-Let Investment Opportunity
- Enclosed Rear Garden With Pedestrian Gate & Air Raid Shelter
- 4 Seperate Bedrooms Over 1st & 2nd Floor
- No 'Onward Chain' Complications
- Off Road Parking
- Yards From Train Station & Ameneties
- 2 Seperate Reception Rooms, fitted Kitchen
- Shower Room, Cloakroom & Bathroom

Located within a short walk to Reading West train station, numerus frequent bus services, and a wealth of amenities, this deceptively spacious and attractive period mid-terrace house of 1500 sq. ft. (139 sq. m.) is currently a fantastic buy-to-let investment, or likewise make a spacious home for a private owner to update and configure to their taste.

Arranged over 3 storeys, accommodation includes entrance hall with doors to two separate reception rooms, a spacious fitted kitchen which in turn leads to a ground floor shower room and separate cloakroom and also leads to the rear garden. On the first floor, 3 separate bedrooms are serviced by a side aspect bathroom. Stairs from the landing rise to the second floor 4th bedroom with fitted wardrobes.

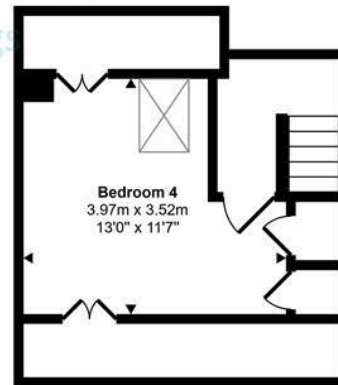
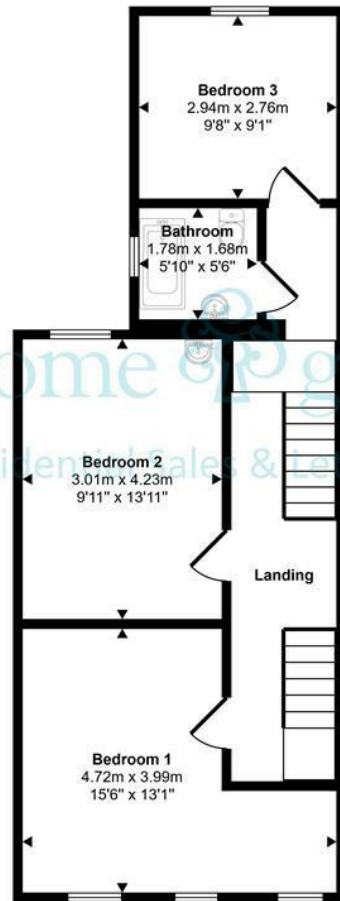
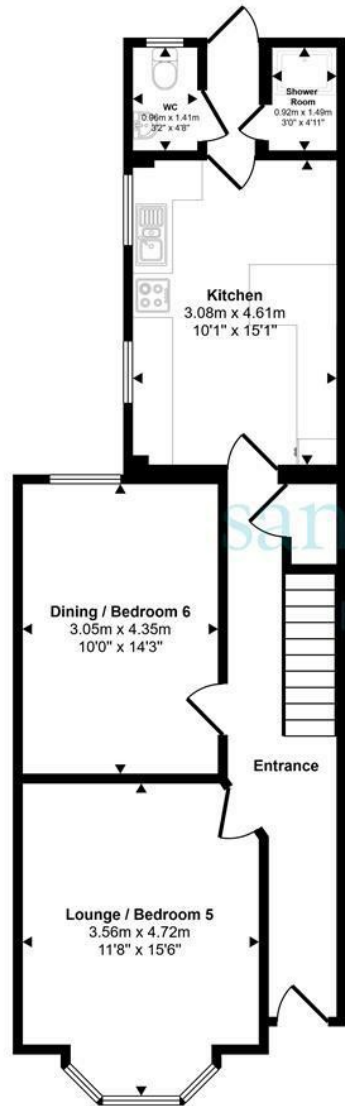
Outside, the rear garden is enclosed by wooden fencing with a secure gate giving useful pedestrian access. Mainly paved, there is also a brick/concrete WW2 air raid shelter and a timber built shed.

Please contact Sansome & George Estate Agents for further information or to schedule a viewing appointment.

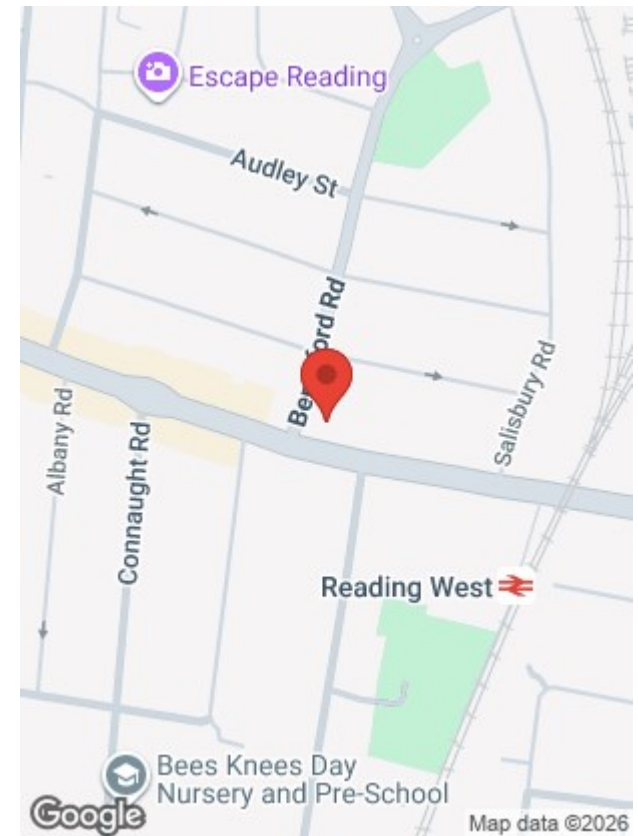
Reading Borough Council - Band C



Approx Gross Internal Area
139 sq m / 1501 sq ft



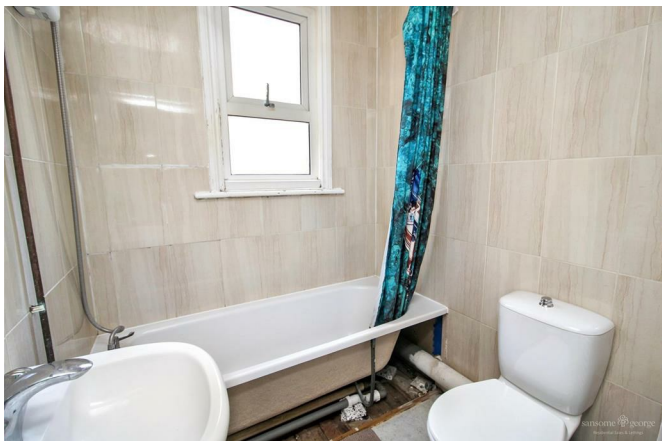
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		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