



sansome  george

44 Waverley Road, Reading, Berkshire, RG30 2PX
Guide Price £425,000 Freehold

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Residential Sales & Lettings

- Attractive Victorian Semi Detached House
- Retains Character And Charm Throughout
- Living Room with Bay Window
- Dual Aspect Kitchen/Breakfast Room
- First Floor Bathroom

- No Onward Chain
- 70' South Westerly Aspect Rear Garden
- Separate Dining Room
- Four Bedrooms
- Close to Prospect Park and Train Station

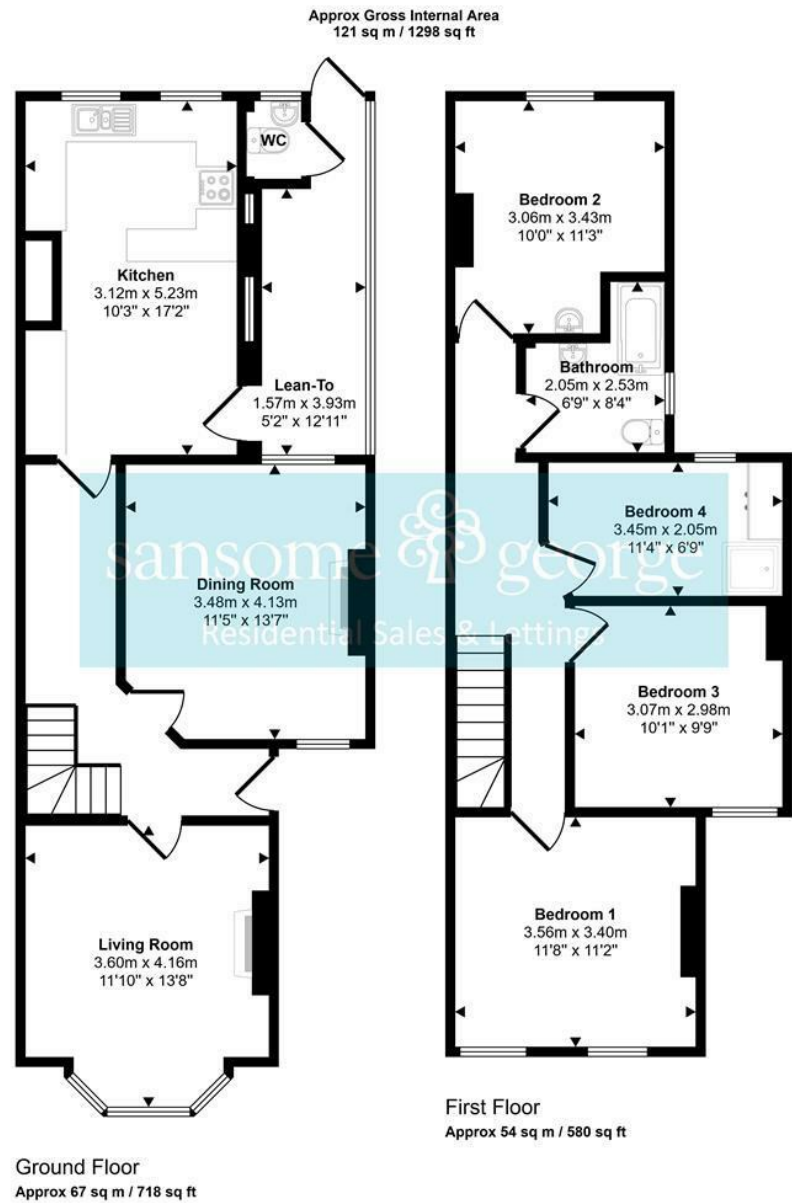
Situated in a well regarded tree lined address under 2 miles to the west of Reading Town Centre, this attractive Victorian semi detached house is within the popular 'Wilson Primary' School catchment and conveniently situated within minutes walk of a wealth of amenities to include Prospect Park at the bottom of the road as well as shops, gyms, supermarkets, pubs, cafes and restaurants all within close proximity. Reading West train station (Reading mainline, Paddington, Newbury, Basingstoke, Theale) is approximately 15 minutes level walk and a 24 hour bus service is also minutes walk away.

Offered to the market with no onward chain complications, the property is approached via walled front garden with an open covered porch over the front door. The entrance hall has stairs rising to the first floor and doors to front aspect living room, separate dining room, a spacious dual aspect kitchen/ breakfast room and the addition of a lean-to with WC. On the first floor, the landing gives access to four separate bedrooms (Bedroom 4 features a shower cubicle) which are serviced by a family bathroom with original three piece suite including shower over bath. To the rear, the property is further complemented by a lovely 70' Rear Garden which boasts a south westerly aspect and is enclosed by original brick walls and fencing with established planting and trees. Other benefits include gas fired central heating and a mixture of original sash and UPVC double glazed windows.

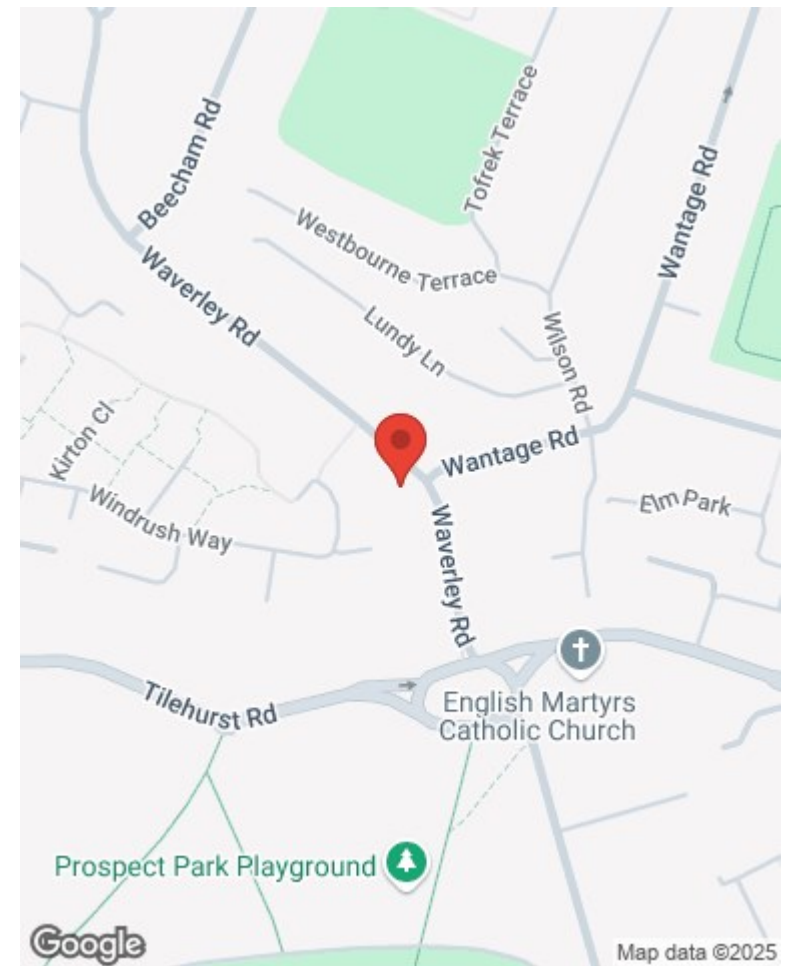
To discuss this property in more detail or to arrange a viewing appointment at your earliest convenience please contact Sansome & George estate agents.

Reading Borough Council Tax - Band D





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 | |
| 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 |
| | | 80 | |
| | 38 | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales |
| | | | EU Directive 2002/91/EC |

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