



33 Wilson Road, Reading, Berkshire, RG30 2RT  
Guide Price £300,000 Freehold

- End Of Terrace House
- 75 sq. m. (811 sq. ft.) of well proportioned accommodation
- Entrance Hall With Staircase
- Kitchen & Ground Floor Bathroom
- Easterly Aspect Paved Rear Garden

- No 'Onward Chain' Complications
- Popular Address located Close To Amenities
- 2 Interlinking Reception Rooms
- 3 Separate Double Bedrooms
- Opportunity To Update To Taste & Requirements

Offered with no 'onward chain' complications, this end of terrace house is ideally located within approximately 20 minutes level walk from Reading town centre and also within very close proximity of a wealth of amenities to include regular bus services, Reading West train station, Battle Library and Prospect Park as well as gyms, cafes, take away's, restaurants, pubs and shops to include 'Tesco Extra' supermarket and is within the popular Wilson Primary school catchment being directly opposite.

The front door opens to an entrance hall with stairs directly ahead rise to first floor and doors open to 2 interlinking reception rooms. These comprise of living room with front aspect box bay window and opening to rear aspect dining room with under stairs storage and a door to the kitchen which in turn leads to a ground floor three piece bathroom. The fitted kitchen has a side aspect window and door opening to a side return leading to the rear garden. On the first floor, the central landing gives access to three separate double bedrooms. Outside the rear garden is of a westerly aspect and is mainly paved with a deck area and brick built raised beds.

This versatile and well proportioned property is ready to be updated and personalised to suit a new owners requirements and taste with great opportunity for a first time buyer to add value or as a continued reliable buy-to-let investment as it has been for the current landlords. For more information or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest opportunity.

Reading Borough Council - Band C



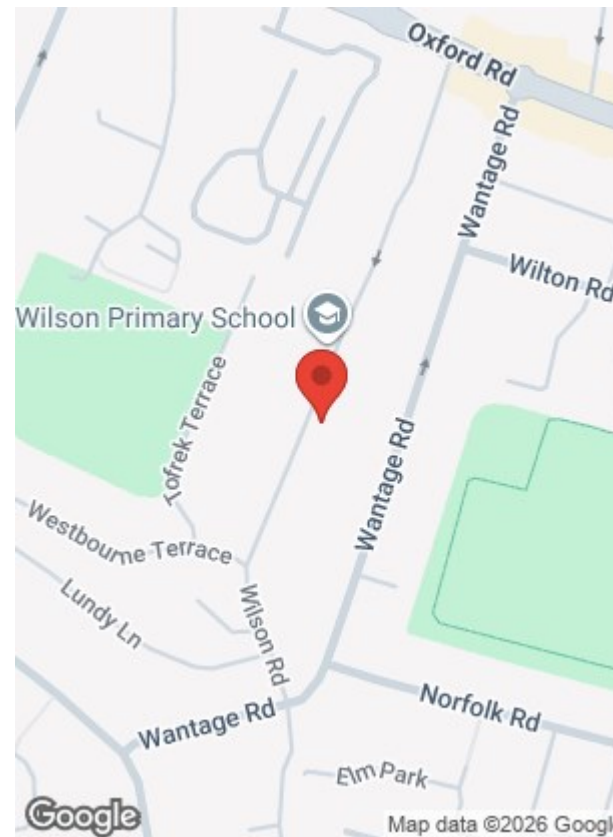
Approx Gross Internal Area  
75 sq m / 803 sq ft



Ground Floor  
Approx 39 sq m / 421 sq ft

First Floor  
Approx 35 sq m / 382 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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>75</b>	<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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