17 Wilton Road, Reading, RG30 2SS
£350,000 Freehold

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- Attractive Victorian Mid-terrace House
- Entrance Hall With Staircase
- Separate Rear Aspect Dining Room
- 3 Separate Well Proportioned Bedrooms
- Enclosed Rear Garden
- No 'Onward Chain' Complications
- Living Room With Bay Window & Fireplace
- Fitted Kitchen With Integrated Oven, Hob & Dishwasher
- Separate First Floor Bathroom
- UPVC Double Glazed Sash Windows & GRCH

Offered to the market with the added advantage of no Onward Chain' complications, this attractive Victorian mid-terrace house boasts character and charm throughout and is conveniently located just 1.5 miles to the west of Reading town centre and with a host of shops, supermarkets, pubs, gyms, restaurants and cafes as well as Kensington Recreation Ground, Prospect Park and Battle Library are within minutes easy walk. Reading West train station (Reading Mainline, Paddington, Newbury, Basingstoke, Theale), is circa 10 minutes level walk and the 24 hour 'number 17' bus service as well as other routes are under 500m away.

Well presented throughout, the property sits behind a low level brick wall with a wrought iron gate opening to quarry tiled path which leads to the open covered porch over the front door. This opens to the entrance hall with stairs ahead rising to the first floor and doors leading to 2 versatile reception rooms. These comprise of living room with front aspect bay window and feature fireplace, and a separate rear aspect dining room with access to under stairs storage and with a door leading to the kitchen, both rooms and the hallway feature original exposed floorboards. With side and rear aspect windows and a door to the garden, the fitted kitchen is well appointed and includes ample solid wood block tops and integrated electric oven, gas hob and dishwasher. On the first floor, the central landing services 3 well proportioned bedrooms (all with new carpet) and a separate side aspect bathroom with while suite including shower bath with curved glazed screen , fitted vanity unit, and a heated towel rail. Other general notable features include UPVC double glazed sash windows and gas fired central heating via combi boiler located in the kitchen.

Outside, to the rear of the property, the garden is enclosed by original Victorian brick walls with lattice trellis above and is mainly paved with flower/shrub beds and timber garden shed.

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

Reading Borough Council - Band C

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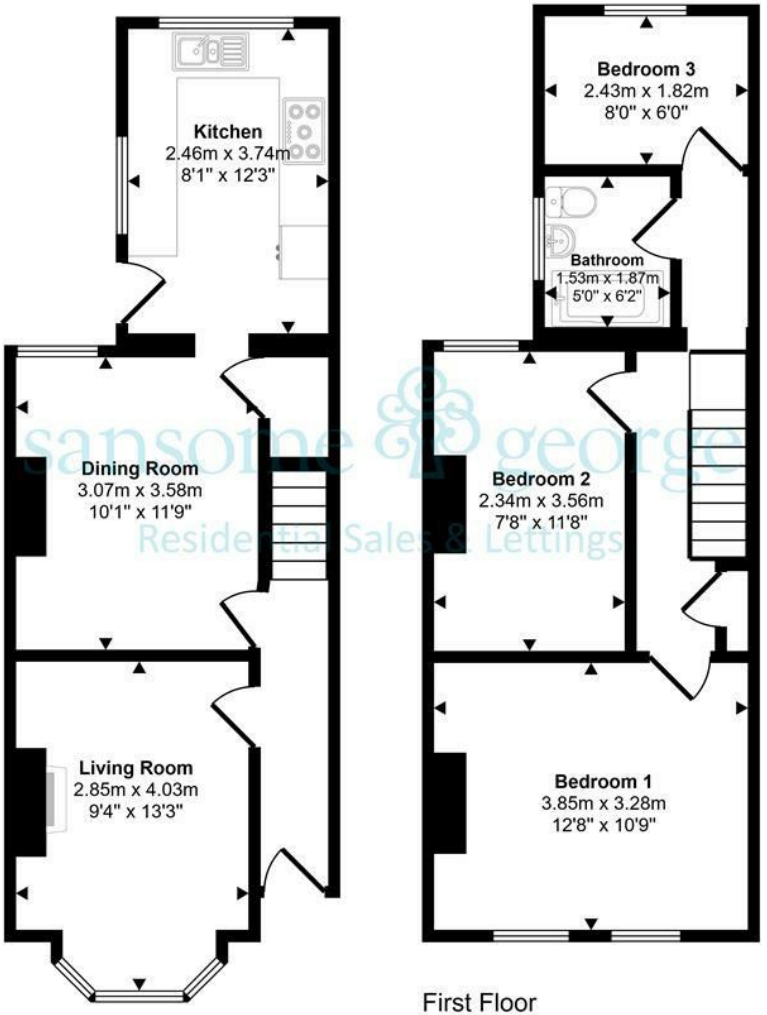
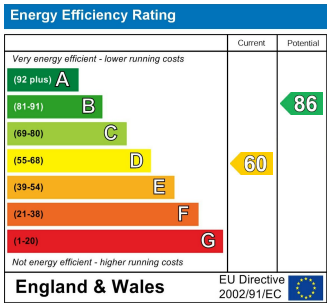
Approx Gross Internal Area
75 sq m / 803 sq ft

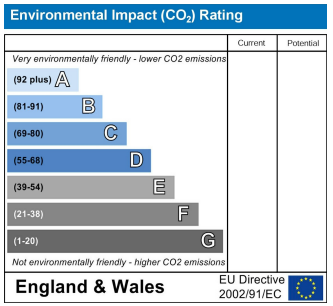


Ground Floor
Approx 38 sq m / 405 sq ft

First Floor
Approx 37 sq m / 398 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.





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