

4 Gainsborough Road, Southcote, Reading, RG30 3BX
Guide Price £325,000 Freehold

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Residential Sales & Lettings

- Ex-local Authority Mid-terrace House
- In Need Of Updaing Throughout
- Porch & Entrance Hall
- Kitchen Plus Separate Utility
- Bathroom & Separate WC
- No 'Onward Chain' Complications
- Gated Driveway Parking & Front Garden
- Dual Aspect Living Room
- 3 Double Bedrooms
- 45' (13m) Enclosed Rear Garden



Offered to the market with the added advantage of no 'onward chain' complications, this popular ex-local authority mid-terrace house offers an exciting opportunity for a new owner to update to their taste and preference while adding value and salability. Located in the Southcote area of Reading, the property is ideally positioned being within 1/2 mile of all amenities to include Prospect Park, local shops to include Lidl and Aldi supermarkets, numerous frequent bus services and reputable primary and secondary schools. This convenient position is also circa 1.5 miles from Reading town centre and 3 miles from the M4 motorway which is a simple commute via the A4 Bath Road nearby.



The property sits behind an established hedge with double wrought iron gates opening to a driveway proving off road parking for one vehicle plus the opportunity for further parking with a lawned area to the side. A useful door leads to the utility room and a separate door opens to a UPVC double glazed porch which in turn leads to the entrance hall where stairs rise to the first floor. With well proportioned accommodation throughout, the ground floor offers a generous dual aspect living room which in turn gives access to a rear aspect kitchen. From the kitchen, a lobby area leads to the back door accessing the rear garden and a also a versatile separate room which could be used as a utility, study, playroom or is often incorporated into the kitchen (subject to necessary consents). On the first floor, 3 separate double bedrooms are accessed from the landing which also services a rear aspect bathroom and separate WC.

Outside, to the rear of the property, a level garden of approximately 45' (13m) in length is enclosed by wooden fencing/brick walls and is mainly grass with various established shrubs.

Please contact Sansome & George Estate Agents for further information or to arrange a viewing at your earlies convenience.

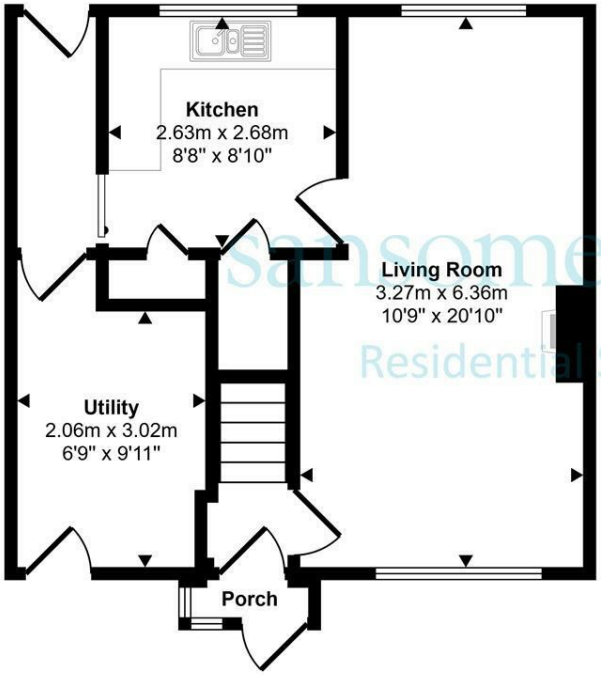
Reading Borough Council - Band C



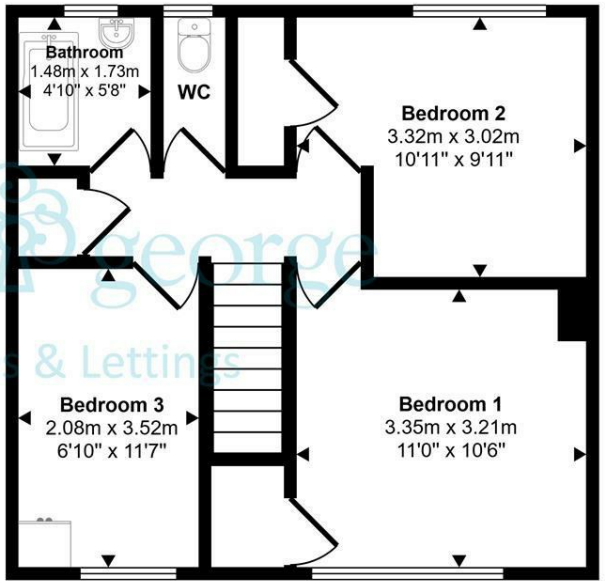




Approx Gross Internal Area
84 sq m / 908 sq ft



Ground Floor
Approx 43 sq m / 458 sq ft



First Floor
Approx 42 sq m / 451 sq ft

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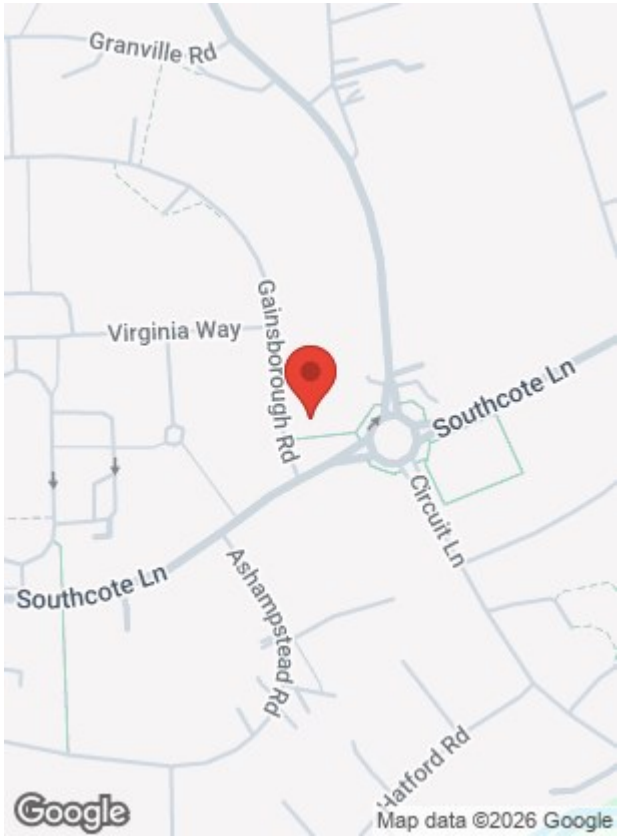
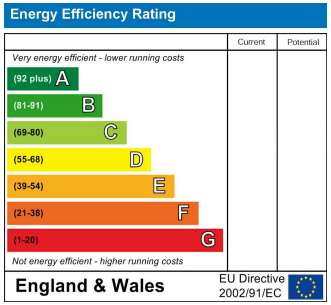
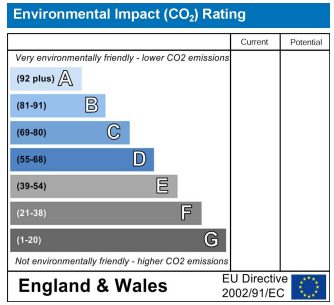
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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







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