



9 Fulmead Road, Reading, Berkshire, RG30 1JX
Guide Price £325,000 Freehold

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Residential Sales & Lettings

- Deceptively spacious Town House
- Garage & Driveway Parking
- 25'11" Lounge/Diner
- Versatile refurbished Conservatory
- Re-fitted 1st Floor Bathroom
- 'No Onward Chain' complications
- Cul-de-sac location close to amenities
- Modern re-fitted Kitchen
- 3 Bedrooms all in excess of 10'
- Enclosed level Rear Garden

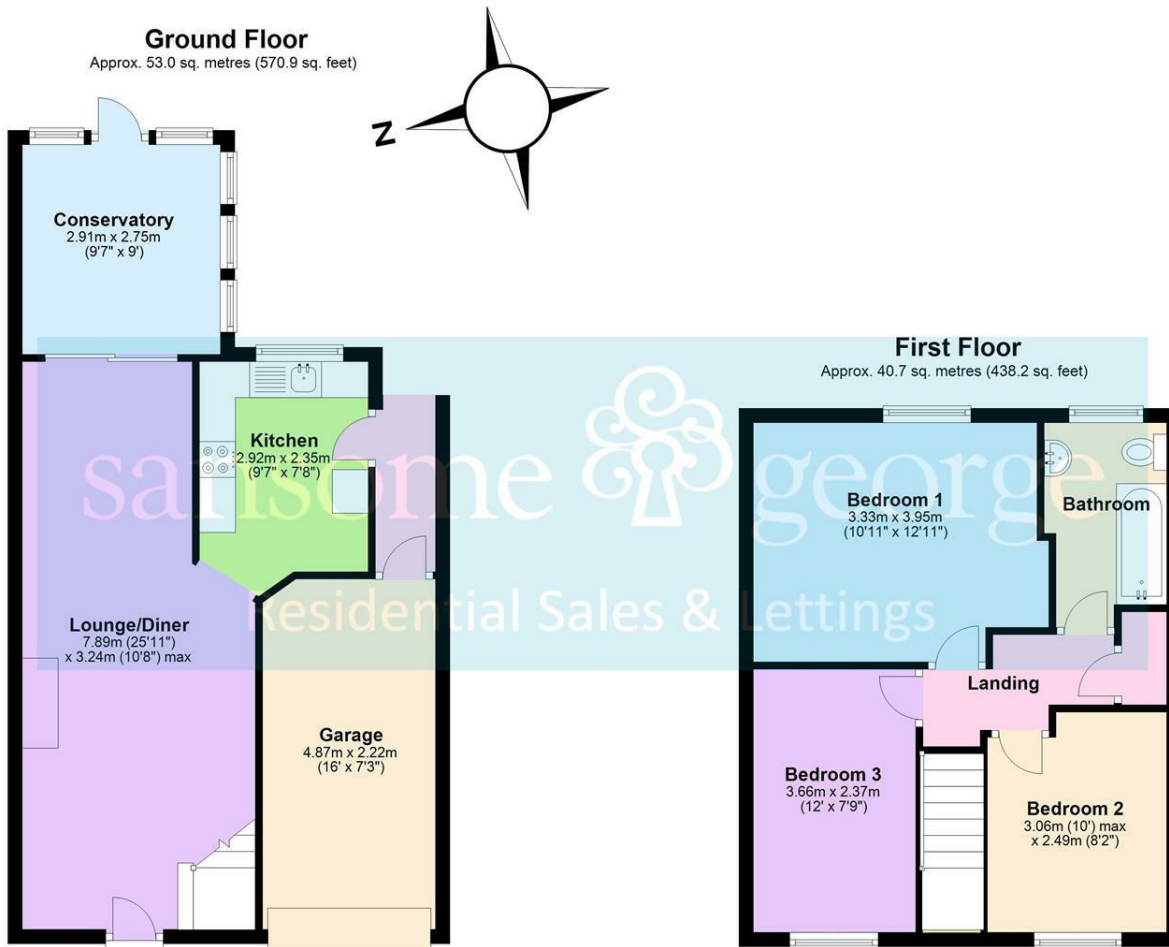
A well presented and deceptively spacious Town House located in a convenient cul-de-sac approximately 1.5 miles to the west of Reading Town Centre and within close proximity of all local amenities to include local Playground, Gyms, Tesco Extra Supermarket and a range of Shops, Battle Library, Reading West Train Station (Reading Mainline, Paddington, Newbury, Basingstoke, Theale), regular Bus Services and within the sought after 'Wilson Primary' School Catchment.

This fine home has been recently upgraded and updated throughout by the current home owners. Accommodation comprises 25'11" Lounge/Diner with Patio Doors opening to a versatile refurbished Conservatory (2021) and opening to a well appointed modern re-fitted Kitchen (2018). Stairs from the Lounge/Diner rise to the First Floor Landing with doors to three 'well proportioned' separate Bedrooms all in excess of 10' which are serviced by a modern family Bathroom (updated 2020) with white suite which includes vanity unit with inset basin and Bath with Shower over. Further benefits include new UPVC double glazing throughout (2020), gas fired central heating to radiators with a newly fitted combination boiler (installed 3 years ago and serviced in January 2022).

Outside, to the front of the property is an open driveway providing parking for several vehicles with up and over Garage door opening to single Integral Garage with handy access to the rear Garden via a useful Rear Porch. To the rear, the property is complemented by an enclosed Garden with a paved patio spanning the rear of the property which adjoins lawn with flower and shrub beds and established tree.

Offered to the market with the added advantage of 'No Onward Chain' complications, this superb home must be seen to be appreciated. Please contact Sansome & George Residential Sales for more information or to arrange a viewing appointment at your earliest convenience.





Total area: approx. 93.7 sq. metres (1009.0 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

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