



sansome  george

**149 Cranbury Road, Reading, Berkshire, RG30 2XB**  
**Offers In Excess Of £300,000 Freehold**

sansome  george  
Residential Sales & Lettings

- Victorian Mid Terrace House
- 28' Open Plan Living / Dining Room
- Ground Floor W/C / Utility Room
- Spacious First Floor Bathroom
- UPVC double glazing

- Conveniently Located Close To Public Transport & Amenities
- Modern Fitted Kitchen
- 2 'double' Bedrooms
- Low Maintenance Landscaped Rear Garden
- Gas Radiator Central Heating (n/t)

Located just over 1.5 miles to the west of Reading Town Centre, this popular mid terraced house is conveniently positioned within minutes walk of a range of shops, gyms, cafes, supermarkets and restaurants as are local green spaces to include Kensington Recreation Ground and Prospect Park and a range of schools. Several frequent bus services operate at the top and the bottom of the road and the recently updated Reading West Train Station (London Paddington, Newbury, Basingstoke, Theale) also being within circa 15 minutes walk.

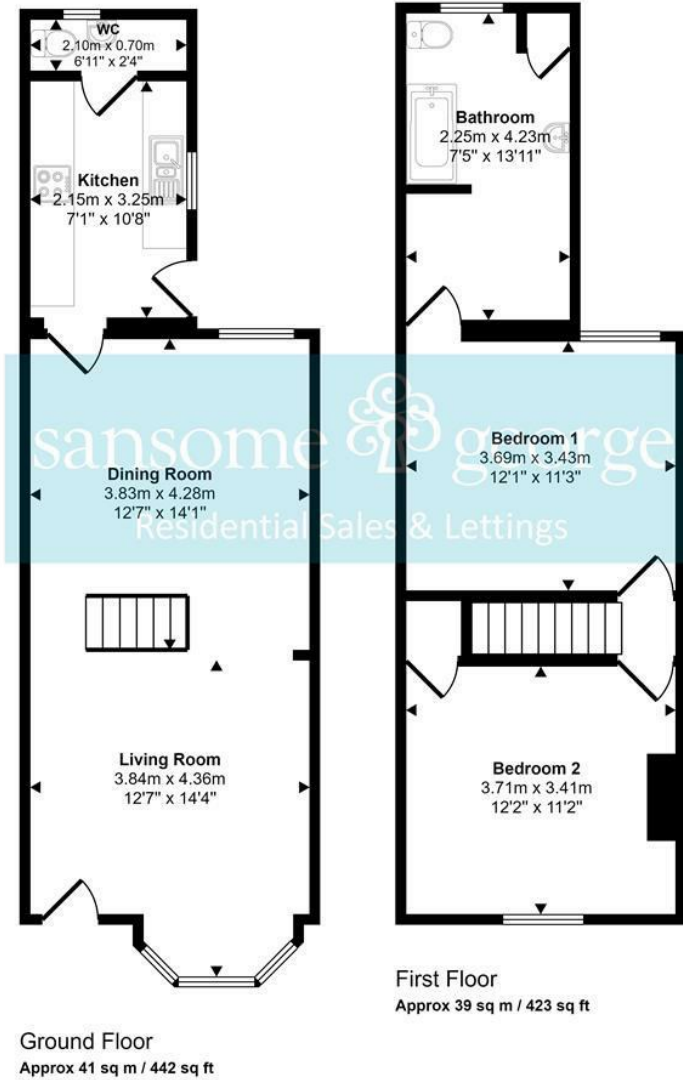
The property is approached via a small frontage behind low level wall with a path leading to front door with porch roof over. The main reception space comprises of an open plan, dual aspect room with front aspect bay and rear aspect windows with stairs across the middle rising to the first floor. Stripped wood effect laminate flooring provides great continuity and practicality to this sought after space. A door leads to the side aspect fitted kitchen with door to garden and is well appointed to include integrated oven and hob and appliance spaces for fridge, freezer and dishwasher. A door to the rear of the kitchen leads to a handy ground floor W/C / utility room. First Floor accommodation comprises of 2 similar sized Bedrooms (both doubles) which are serviced by a spacious three piece bathroom as an en-suite to bedroom 1 (re-fitted 3 years ago) which includes a shower over the bath with glazed screen. Outside, the rear garden is enclosed by wooden fencing and is mainly paved with an area of artificial lawn all surrounded by planted flower/shrub beds. General points to note include UPVC double glazing throughout, gas fired central heating to radiators via gas fired combination boiler and on street residents permit parking available.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

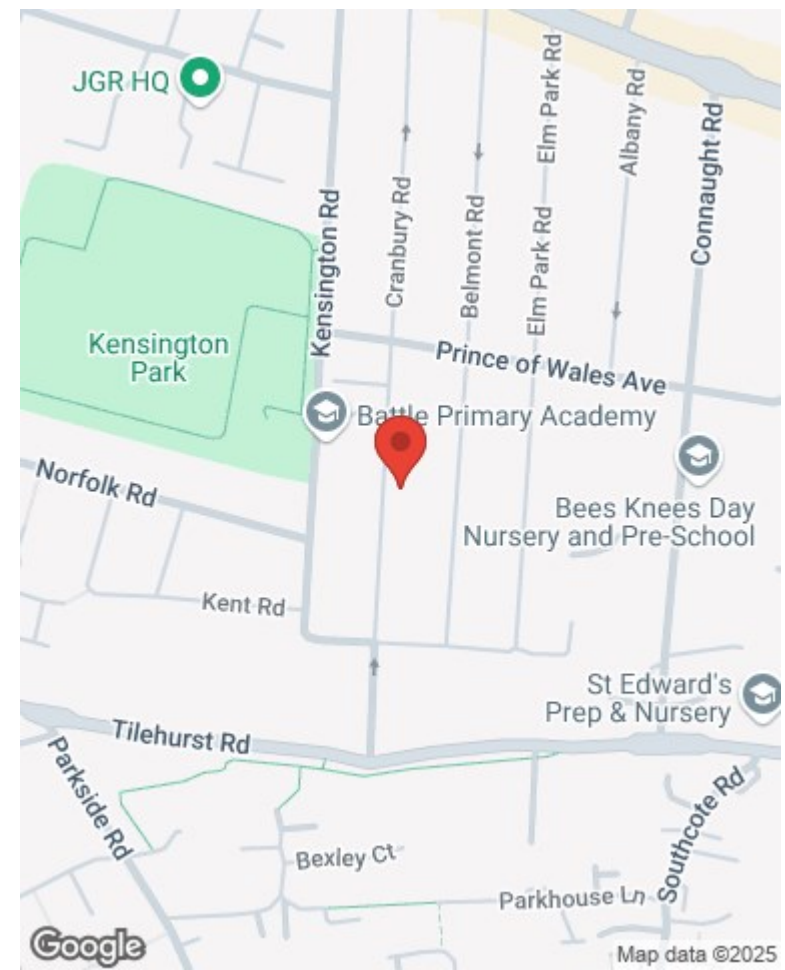
Reading Borough Council - Band B



Approx Gross Internal Area  
80 sq m / 865 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>66</b>	<b>England &amp; Wales</b>
		<b>83</b>	EU Directive 2002/91/EC

Misrepresentation and Misdescriptions Acts

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)