



4 Richmond Road, Reading, Berkshire, RG30 2SP
£350,000 Freehold

- Attractive Victorian Terrace House
- Located Close To A Range Of Amenities
- Front Aspect Living Room
- Spacious Kitchen
- Gas Fired Central Heating
- Offered with 'No Onward Chain'
- Entrance Hall With Stairs to 1st Floor
- Open Dining Room
- 3 Separate Bedrooms
- Double Glazed Windows

An attractive victorian terrace house which is ideally located within approximately 20 minutes level walk from Reading town centre and also within close proximity distance of a wealth of amenities to include regular bus services, West Reading train station (London Paddington, Newbury, Basingstoke, Theale), Battle Library, Kensington recreation ground, cafes, take away's, Restaurants, Pubs and Shops to include 'Tesco Extra' 24 hour Supermarket.

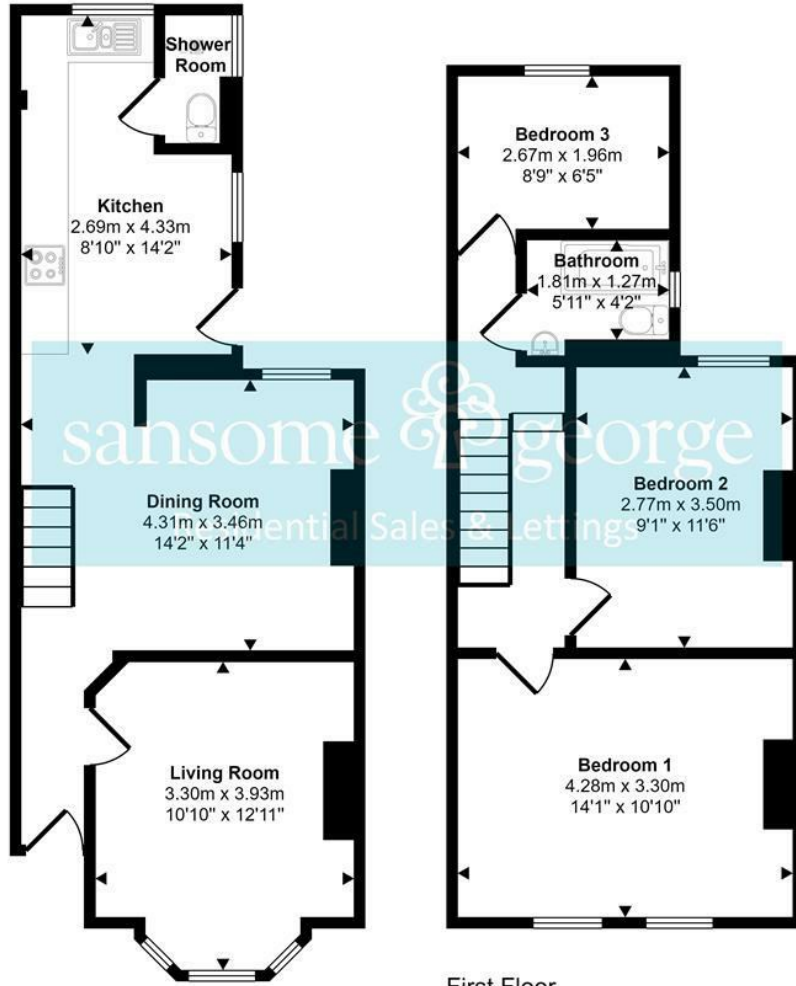
This sought after home offers entrance hall with stairs to first floor and doors to spacious living room with front aspect bay window and a open feel dining room, kitchen, shower room. On the first floor, the landing gives access to three separate bedrooms, UPVC double glazed windows and gas fired central heating to radiators (n/t). The exterior consists of low maintenance north aspect rear garden. No onward chain.

For more information or to arrange a viewing appointment, please contact Sansome & George Estate Agents at your earliest opportunity.

Reading Borough Council - Band C



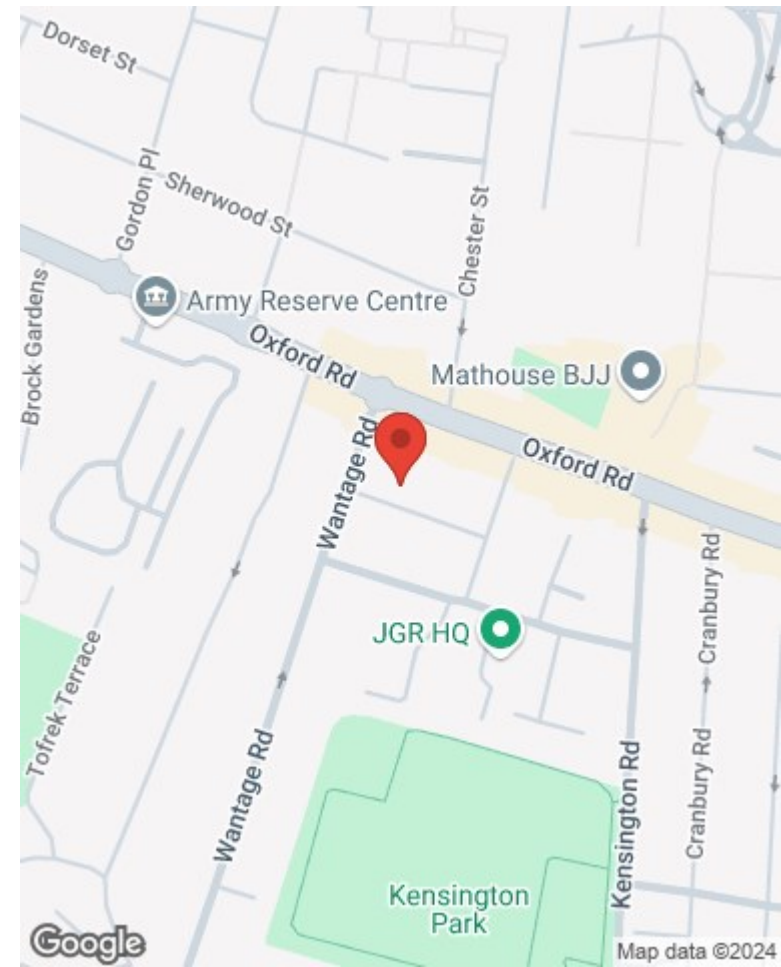
Approx Gross Internal Area
83 sq m / 889 sq ft



Ground Floor
Approx 43 sq m / 461 sq ft

First Floor
Approx 40 sq m / 428 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.

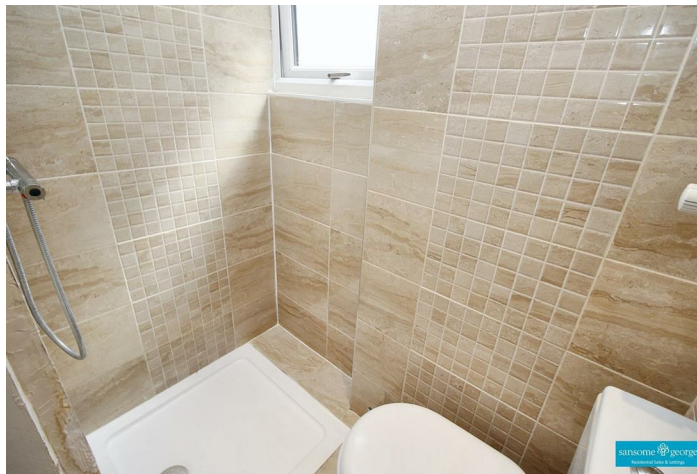


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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			
England & Wales		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