



sansome  george

21 Albany Road, Reading, Berkshire, RG30 2UL  
Guide Price £350,000 Freehold

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Residential Sales & Lettings

- Extended Victorian Terrace House
- Well presented throughout
- Modern Kitchen with integrated appliances
- 3 'good sized' Bedrooms
- Versatile Landing/Study Area

- Close to Train Station and amenities
- 2 Reception Rooms
- Utility Area and ground floor Cloakroom
- Separate 1st floor Bathroom
- Well tended Rear Garden with brick built shed/workshop

This attractive Victorian Terrace House is truly deceptively spacious and has been considerably extended and tastefully updated throughout by the present owners. Situated within yards level walk of local amenities which include regular Bus Services, Parks, Supermarket, Shops, Cafes, Pubs and Restaurants as well as Reading West Train Station (Paddington, Reading Mainline, Theale, Basingstoke, Newbury), this delightful home is located under 1.25 miles to the west of Reading town centre.

With over 1010 sq. ft. (94 sq. m.) of well-presented accommodation arranged over 3 floors, this appealing home is approached via a walled frontage with recess for wheelie bins and gate opening to path leading to UPVC double glazed front door with a second door opening to the Living Room. Featuring a bay window to the front the living room has a door opening to a small inner lobby where stairs rise to the first floor and a door leads to the dining room. The dining room enjoys a rear aspect UPVC double glazed door which leads to the rear garden with a second door opening to the stylish fitted kitchen which includes integrated oven, hob, and dishwasher. The kitchen opens to a handy rear aspect utility area with a useful ground floor cloakroom. On the first floor, the Landing services 2 bedrooms both measuring in excess of 11', and a separate rear aspect bathroom with white suite which includes shower over bath. A second staircase from the landing rises to the second floor landing/study area which has a front aspect roof light window, access to eaves storage, and a door leading to Bedroom 1 created from a brilliant full width dormer window loft conversion.

Outside, the rear garden is mainly paved with planted flower, shrub and vegetable beds, enclosed by low level original brick walls and wooden fencing. At the foot of the garden is a brick built shed/workshop with light and power.

This beautifully presented, versatile and deceptively spacious home must be truly seen to be appreciated. Please contact Sansome & George Estate Agents for further information or to arrange a viewing at your earliest convenience.

Reading Borough Council - Band B

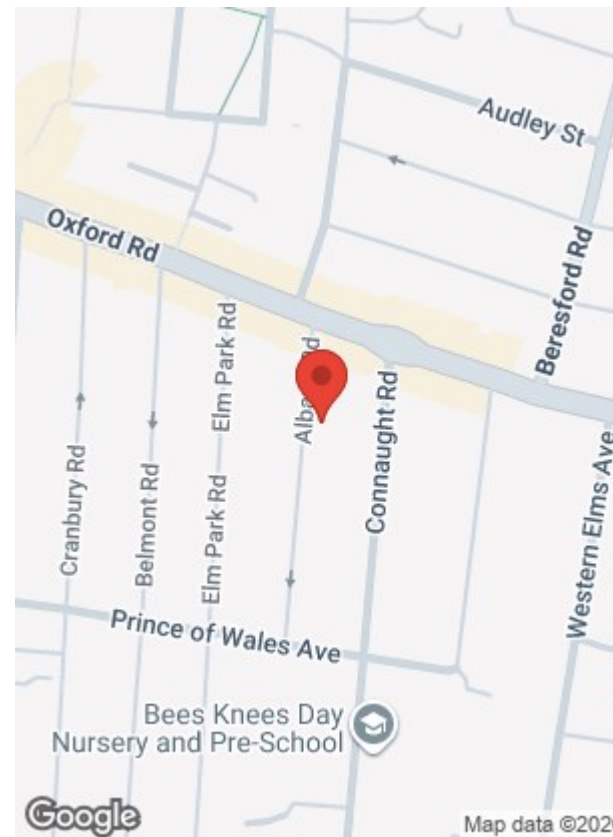


Approx Gross Internal Area  
94 sq m / 1011 sq ft



Denotes head height below 1.5m

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>86</b>	<b>England &amp; Wales</b>
		<b>66</b>	EU Directive 2002/91/EC

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