



81 Hatherley Road, Reading, Berkshire, RG1 5QE  
Guide Price £350,000 Freehold

- Victorian Mid Terrace House
- 40' Rear Garden (13m)
- Entrance Hall Opening To Lobby
- Fitted Kitchen
- Separate Fully Tiled Bathroom & Separate Shower Room

- No 'Onward Chain' Complications
- Desirable & Convenient 'University Area' Location
- 2 Separate Versatile Reception Rooms
- 2 'Double' Bedrooms
- UPVC Double Glazing & GRCH

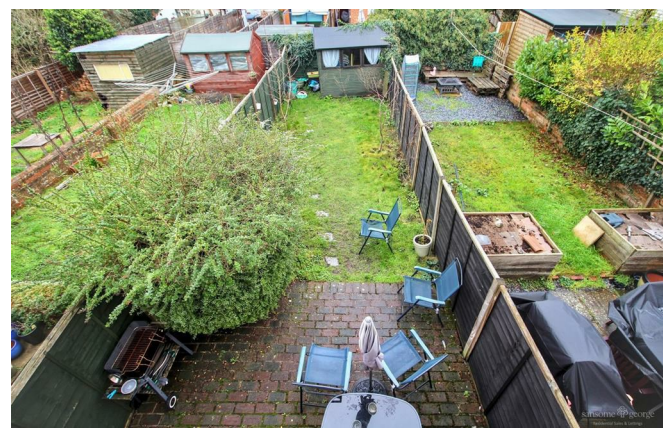
Offered to the market with the added advantage of no 'onward chain' complications, this deceptively spacious and characterful terraced cottage is ideally located in the sought after 'University Area' of Reading and hence within close proximity to a range of amenities to include regular buses, Royal Berkshire Hospital and Reading's University Campus. Reading's thriving Town Centre with mainline train station is approximately a 20 minute walk and the A4 linking A329M and M4 motorway is a short commute by car. An award winning cafe as well as local convenience stores, pubs and green spaces with a range of sporting facilities are all within minutes walk.

Located towards the top of this residential address, the property is well screened by an established laurel hedge behind a low level brick wall where an original wrought iron gate opens to a path which leads to the front door under an open covered porch. The entrance hall extends along one side of the property and gives access to 2 separate and versatile reception rooms and also opens to a rear lobby area with courtesy door to garden and stairs rising to the first floor. The lobby opens to a well appointed dual aspect kitchen which includes integrated oven and hob plus appliance space for washing machine and slim line dishwasher. Both reception rooms and the entrance hall are complemented by several character features to include original exposed floor boards. On the first floor, the side aspect split level landing leads to 2 generous bedrooms which are serviced by a rear aspect bathroom and also a separate shower room, both of which are fully tiled. The generous loft space is partially boarded, accessed via a hatch with fitted ladder from the landing and gives the potential for conversion (subject to necessary consents) with several neighboring homes having already done so.

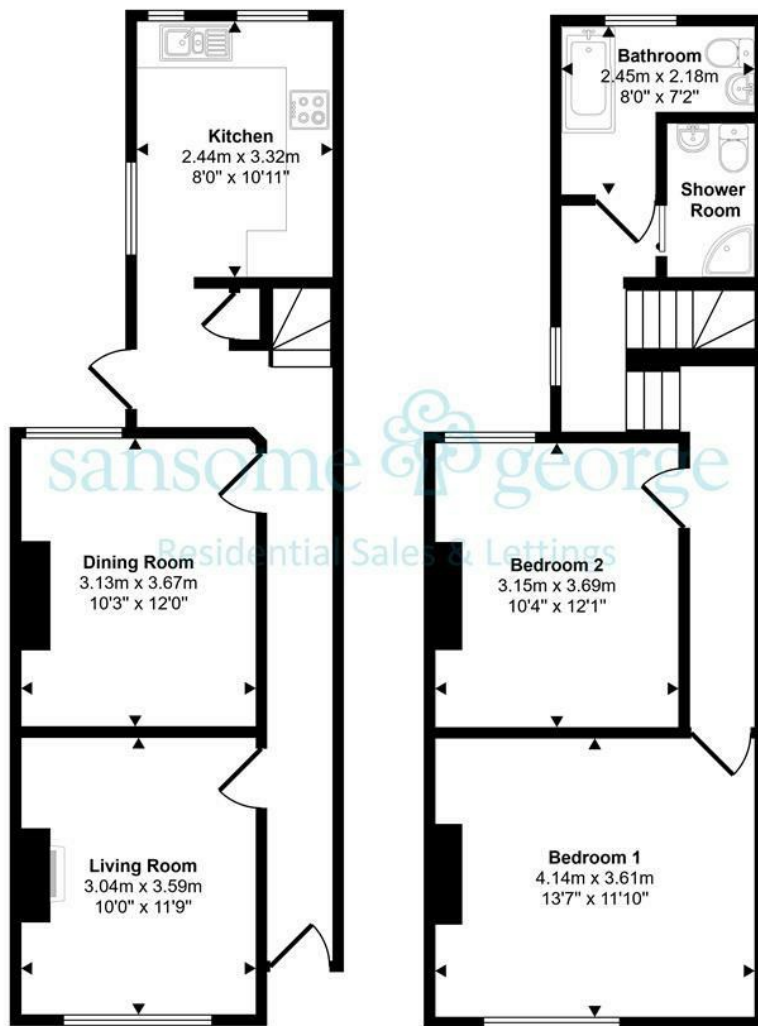
Further benefiting from UPVC double glazed windows and gas fired central heating to radiators via gas fired combination boiler, this desirable home is further complemented by a rear garden of approximately 40' in length (13m) which is enclosed by wooden panel fencing with block paved patio area with established shrub adjoins a lawned garden with timber built garden shed.

For more information or to arrange a viewing, please call Sansome & George Estate Agents at your earliest convenience.

Reading Borough Council - Band C



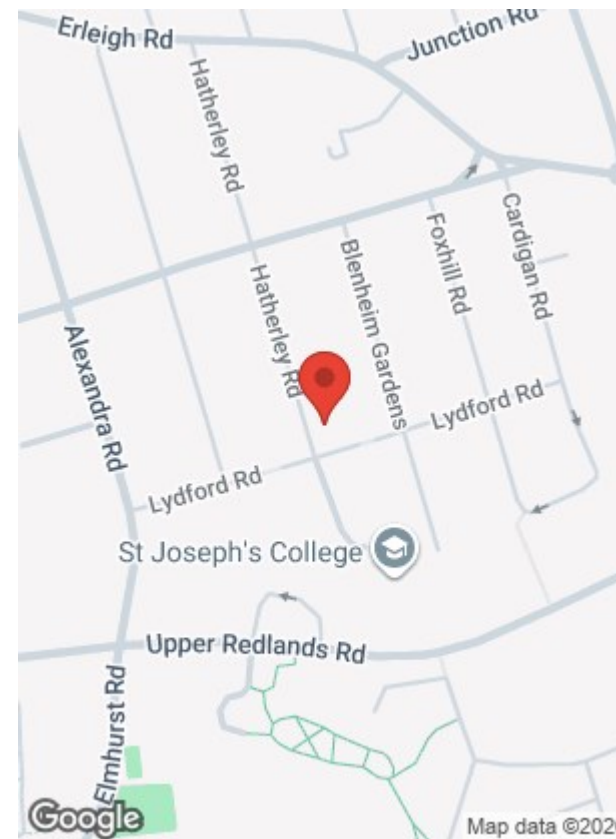
Approx Gross Internal Area  
86 sq m / 930 sq ft



Ground Floor  
Approx 42 sq m / 456 sq ft

First Floor  
Approx 44 sq m / 474 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>83</b>	<b>England &amp; Wales</b>
		<b>58</b>	EU Directive 2002/91/EC

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