



sansome  george

46 St. Georges Road, Reading, Berkshire, RG30 2RL
Guide Price £290,000 Freehold

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Residential Sales & Lettings

- A Victorian Mid-terrace House
- Extended Fitted Kitchen
- West Aspect Rear Garden
- 2 Separate Double Bedrooms
- Gas Fired Radiator Central Heating

- Large Open Plan Living Dining Room
- Naturally Lit Ground Floor Shower Room
- UPVC Double Glazing
- Ensuite Bathroom to Rear Bedroom
- Walking Distance to Local Amenities

We offer to the market this attractive and well looked after home. Approached via a path to the front door opening to a larger than average entrance hall, which gives access to the open plan living dining room that comprises of a front aspect bay window with a feature chimney and stairs rising to the First Floor. A well appointed and extended rear aspect fitted kitchen with access to the garden and Ground Floor shower room.

On the First Floor the central landing services two separate 'double' bedrooms, one of which benefit from a spacious en-suite bathroom. To the rear of the property the garden is enclosed and enjoys a westerly aspect.

With over 800 sq. ft. of internal space complemented by UPVC double glazing and gas central heating to radiators, this deceptively spacious mid-terraced house must be seen to be appreciated.

Situated just under 2 miles to the west of Reading Town Centre. The property is surrounded by a wealth of amenities including supermarkets, pubs, cafes, restaurants, hardware stores, 24 hour gym, doctor's surgery and chemist. The 24 hour number 17 bus route is ideally located within a 5 minute walk. The property is also conveniently under one mile from both Tilehurst train station (Paddington, Oxford, and Didcot) and Reading West train station (Newbury, Theale and Basingstoke), as well as being less than 15 minutes drive from Junction 12 of the M4. Prospect Park, Kensington Recreation Ground and the River Thames, with its surrounding meadows, are also all under one mile and easily accessible.

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

Reading Council Tax: Band C



Approx Gross Internal Area
82 sq m / 878 sq ft



First Floor
Approx 36 sq m / 387 sq ft

Ground Floor
Approx 46 sq m / 491 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.

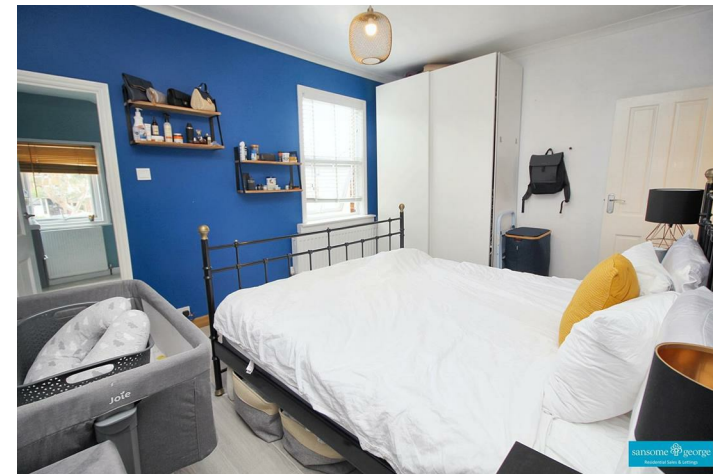


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		81

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		

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