



sansome  george

**50 Chester Street, Reading, Berkshire, RG30 1LP**  
**Offers In Excess Of £325,000 Freehold**

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Residential Sales & Lettings

- Fantastic Victorian Terrace House
- Entrance Hall With Staircase
- Contemporary Fitted Kitchen
- 2 Double Bedrooms
- Recently Re-fitted Shower Room

- Located Close To Buses, Trains & All Amenities
- 2 Separate Reception Rooms
- Ground Floor W/C / Utility
- Versatile Separate Dressing Room/Study
- Landscaped Rear Garden

In our opinion, a perfect example of an attractive Victorian terrace house tastefully yet sympathetically updated and presented in superb order throughout. Situated approximately 1.5 miles to the west of Reading town centre, the property is within walking distance of a wealth of amenities to include regular bus services, Reading West train station, Battle Library and 24 hour gym, as well as a wealth of cafes, pubs, restaurants and shops to include 'Tesco Extra' 24 hour supermarket.

Comprehensively updated by the previous owner in 2014 and since enhanced, improved and well maintained by the present owner, in our opinion this property boasts a superb blend of character features with contemporary style and practicality. This attractive property offers accommodation comprising of entrance hall approached via covered porch, front aspect lounge with bay window, separate dining room with door opening to the rear garden and also opening to fitted Kitchen which in turn leads onto a useful ground floor cloakroom/utility. On the first floor there are 2 'double' bedrooms both with original feature fireplaces with Bedroom 1 enjoying twin bespoke fitted wardrobes. A separate versatile dressing room/study (also with original feature fireplace) leads to a recently re-fitted fully tiled, rear aspect shower room. General notable features include UPVC double glazing and gas fired central heating to radiators via combination boiler.

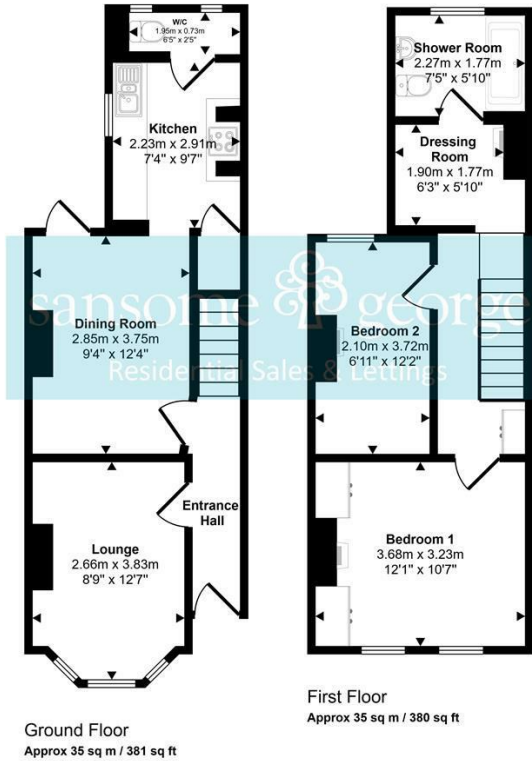
To the rear, the landscaped rear garden is enclosed by wooden fencing and has been designed with easy maintenance in mind. The door from the dining room opens to a deck area which steps down to a gravel area edged with flower/shrub beds, and with a timber built storage shed. At the foot of the garden is a second deck seating area.

Please Sansome & George Estate Agents for more information or to arrange a viewing at your earliest convenience as strong demand is anticipated in this superb property.

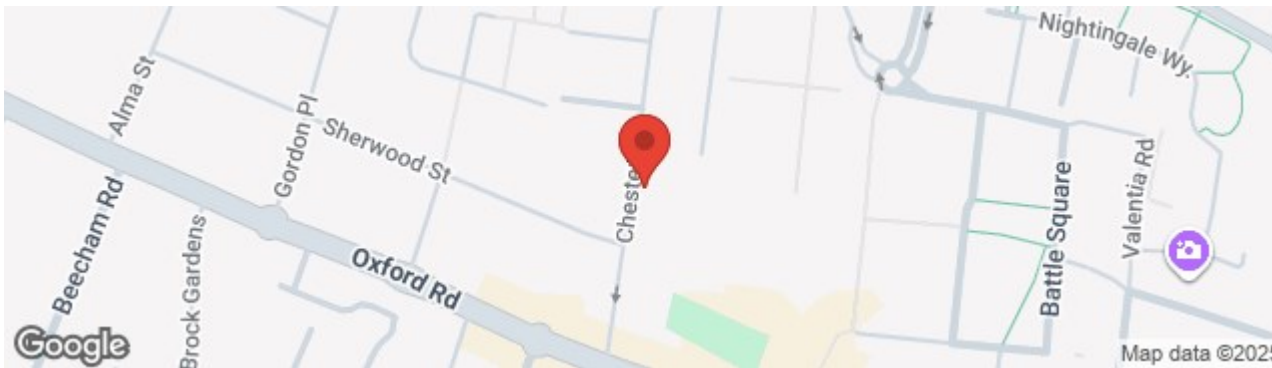
Reading Borough Council - Band B



Approx Gross Internal Area  
71 sq m / 761 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.

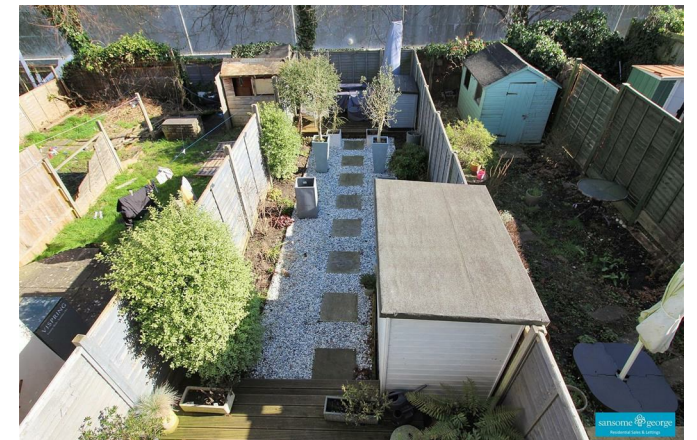


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>		70	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			89
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts

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