



sansome  george

2 Devitt Close, Shinfield, Reading, Berkshire, RG2 8EF
Offers In Excess Of £375,000 Freehold

sansome  george
Residential Sales & Lettings

- Well Presented Semi Detached Home
- 18' Rear Aspect Living Room
- Family Bathroom
- Integral Garage
- Cul-De-Sac Location

- Three Well Proportioned Bedrooms
- 11' Front Aspect Kitchen
- Landscaped Rear Garden
- Driveway Parking
- Reputable Primary & Secondary Schools

Situated in a conveniently located cul-de-sac in the Shinfield area, on the southern outskirts of Reading, just under two miles to the south of the Town Centre and with Junction 11 of the M4 within a simple 5 minute drive. With several bus services nearby, other amenities in close proximity include local shops (Tesco Express), pub/restaurants and takeaways, along with reputable primary and secondary schools and playing fields.

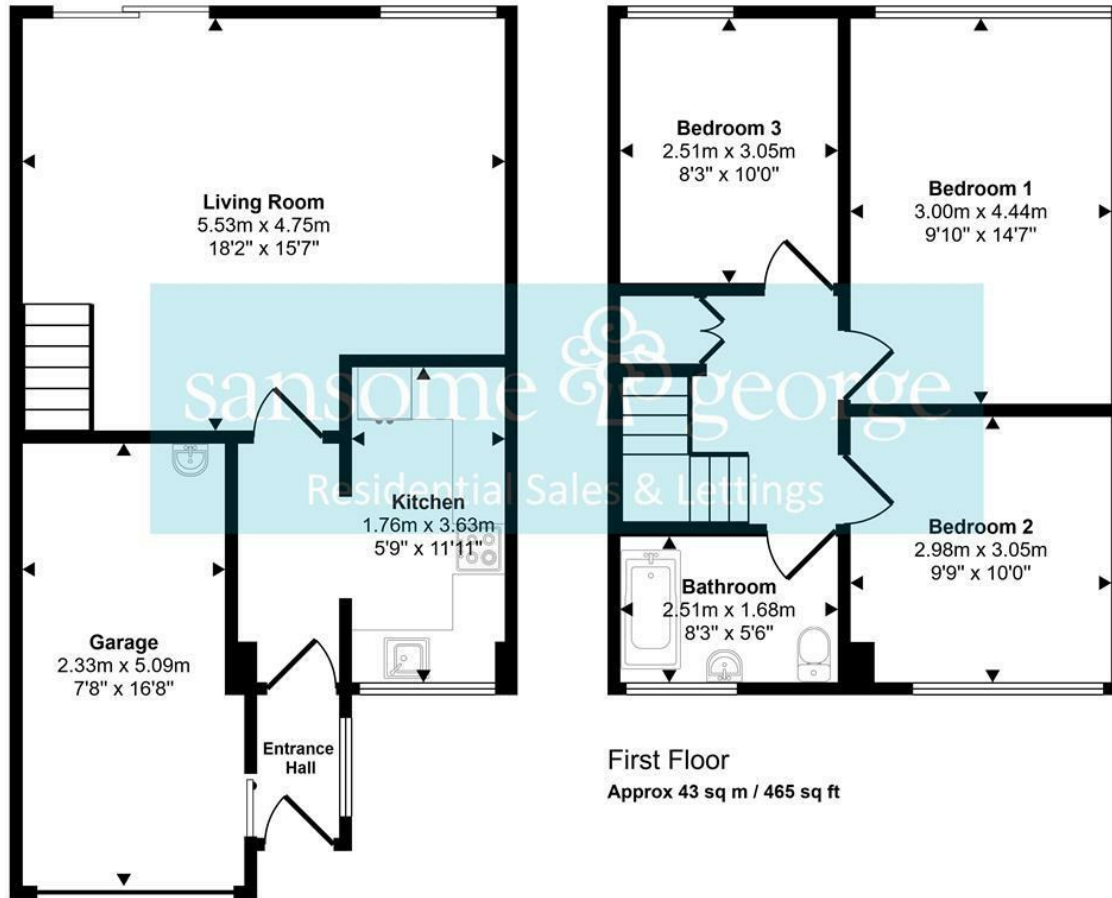
Complemented by driveway parking and a single integral garage, the front door opens to a porch which in turn also opens to the garage along with the entrance hall. The property offers a well appointed front aspect kitchen and a separate living room which spans the rear of the property. Patio doors lead to the rear garden and stairs rise to the first floor landing. This landing has doors to 3 separate well proportioned bedrooms and a fully tiled rear aspect bathroom, with a white three piece suite which includes shower over bath. Other general points to note include central heating to radiators via a combination boiler (located in the garage) and UPVC double glazing throughout. To the rear of the property, a paved patio spans the rear of the property and adjoins a lawned garden with timber built garden shed, established hedging and handy pedestrian access to the side leading back to the front of the property.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

Wokingham Borough Council - Band C



Approx Gross Internal Area
93 sq m / 1004 sq ft



First Floor
Approx 43 sq m / 465 sq ft

Ground Floor
Approx 50 sq m / 539 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			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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