



34 Collis Street, Reading, RG2 0AE
Offers In Excess Of £225,000 Freehold

sansome & george
Residential Sales & Lettings

- Well Presented End Of Terrace Home
- Dual Aspect Living Room
- First Floor Bathroom
- No Onward Chain
- Excellent Access To The Oracle, Town Centre
- Flexible One Or Two Bedroom Accommodation
- Fitted Kitchen With Separate Utility Room
- Approx. 65ft Low Maintenance Rear Garden
- Just Over One Mile From Reading Mainline Station
- Easy Access To M4 Junction 11

Offered to the market with the added advantage of no onward chain is this well presented one bedroom end terrace home with a versatile study/nursery, ideally positioned approximately 1.2 miles from Reading mainline railway station, offering direct services to London Paddington in approximately 27 minutes. Reading town centre, including The Oracle Shopping Centre, High Street shops, cafés, bars and restaurants, is also within easy reach. A variety of local shops, cafés, pubs and everyday amenities are just a short walk away, whilst the University of Reading and Royal Berkshire Hospital are both approximately a 20 minute walk or a short cycle. For commuters, the A33, A329(M) and Junction 11 of the M4 motorway are all conveniently accessible.

The accommodation comprises an entrance hall leading into a bright dual aspect living room, creating a light and welcoming reception space. The modern fitted kitchen is equipped with a range of eye and base level units, ample work surface space and integrated oven with hob. To the rear is a useful lean to, providing additional storage and direct access to the rear garden., On the first floor is a generous double bedroom together with a versatile additional room, ideal as a nursery, home office, dressing room or occasional guest room. This room provides access to the three piece bathroom, fitted with a panel enclosed bath with shower over, wash hand basin and WC.

Externally, the property benefits from an approximately 65ft rear garden, designed for low maintenance and laid predominantly to paving and gravel. A patio seating area at the rear provides an ideal space for outdoor entertaining, whilst gated side access adds further practicality. On street permit parking is available.

Reading Borough Council Tax Band B.

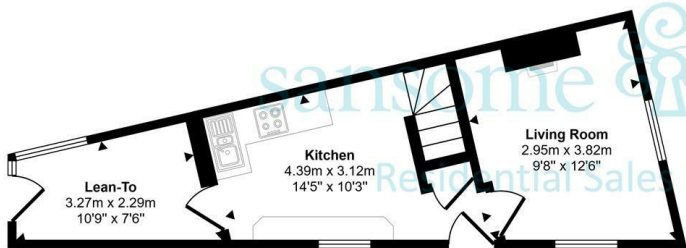
Purchasers Note:-

Please note that some photographs within these sales particulars may have been digitally enhanced to improve presentation, including the removal of temporary items, clutter and personal belongings. The images remain a fair representation of the property and no structural alterations have been made.

Prospective purchasers should satisfy themselves as to the condition, size, layout and features of the property through inspection and their own enquiries.



Approx Gross Internal Area
51 sq m / 552 sq ft

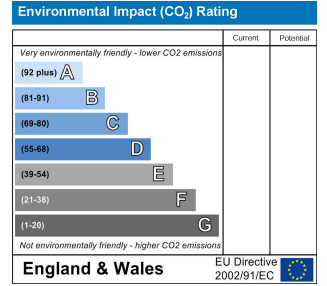
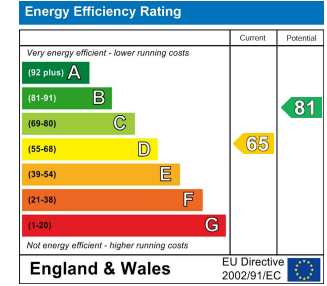
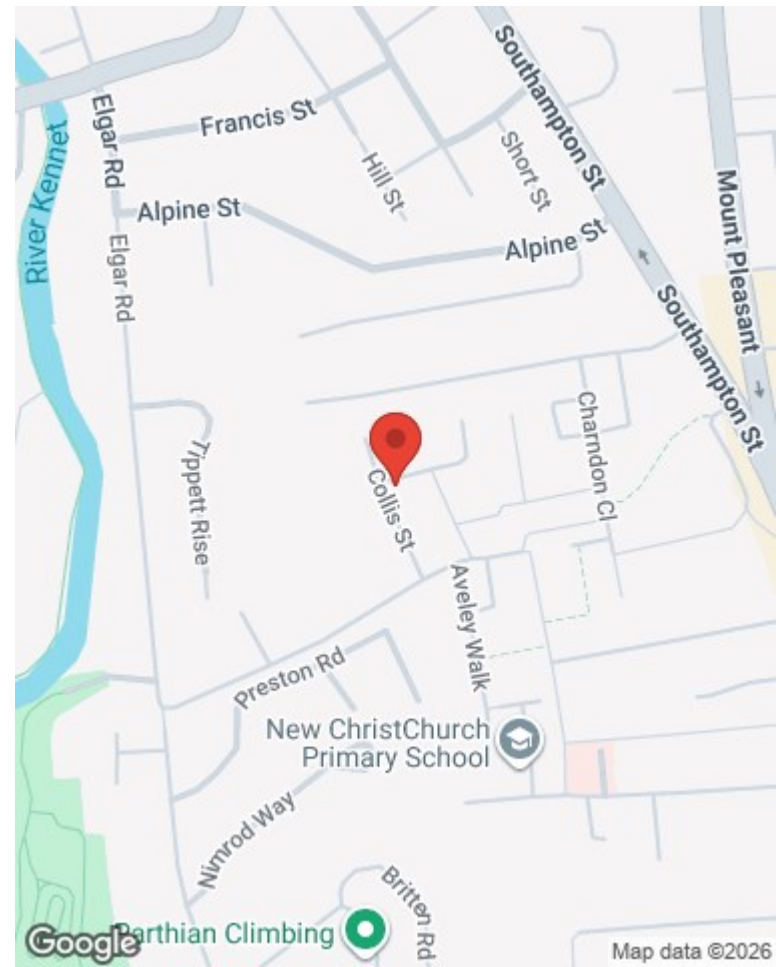


Ground Floor
Approx 29 sq m / 313 sq ft

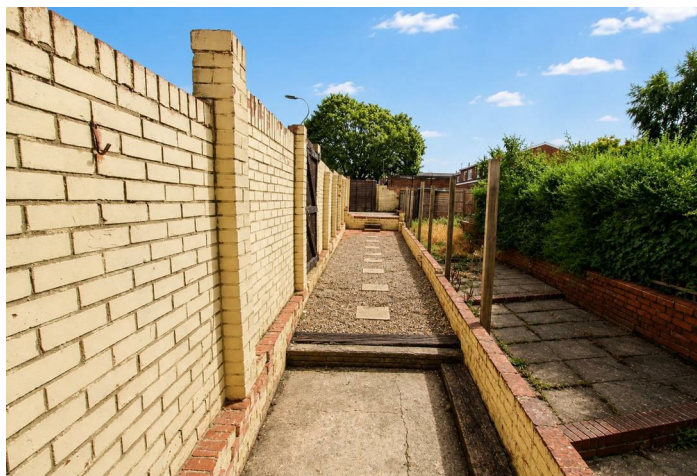


First Floor
Approx 22 sq m / 239 sq ft

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.



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