



6 Wilton Road, Reading, Berkshire, RG30 2SS
£325,000 Freehold

sansome  george
Residential Sales & Lettings

- Victorian End Of Terrace House
- Entrance Hall With Stairs To First Floor
- Fitted Kitchen Plus Lean Too
- 3 Separate Double Bedrooms
- Gas Fired Central Heating To Radiators (n/t)
- Southerly Aspect Rear Garden
- Open Plan Reception Rooms With Fireplaces
- Ground Floor Shower Room
- UPVC Double Glazing
- Convenient Location Close To Amenities

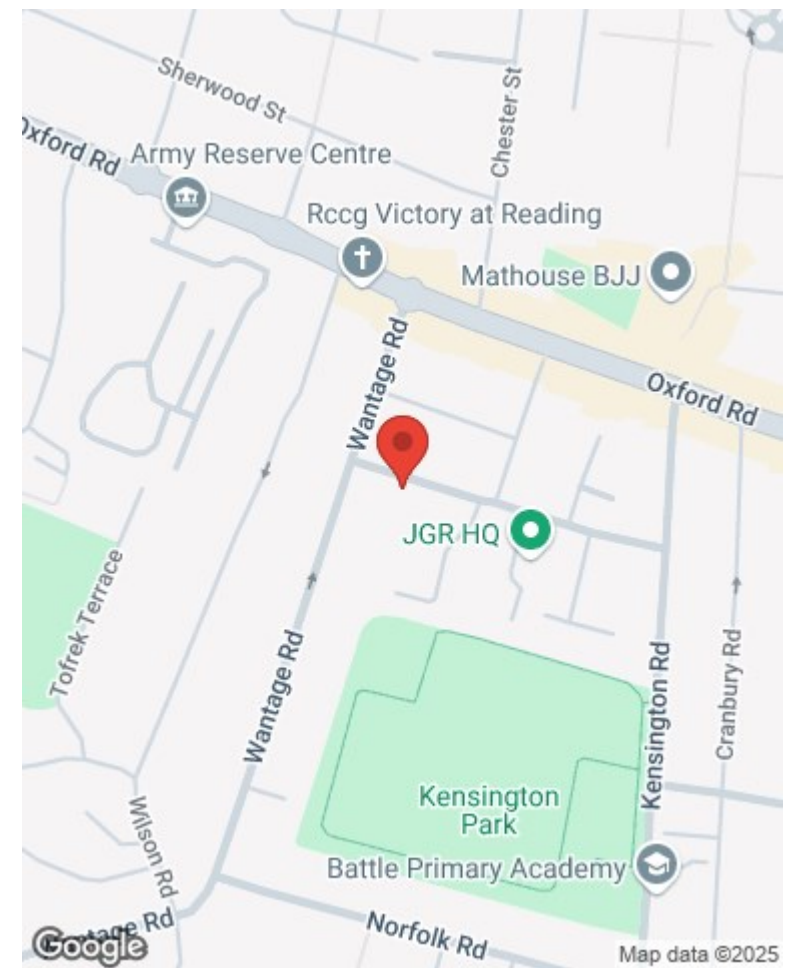
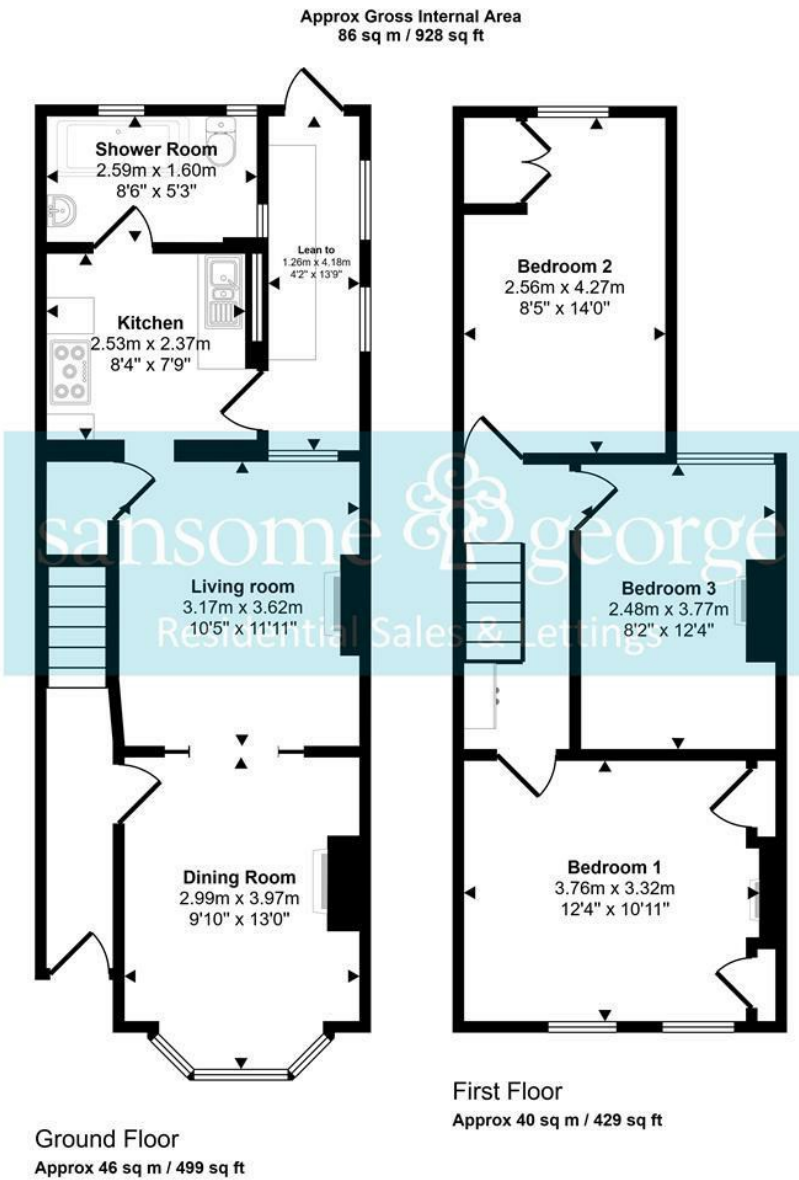
This Victorian end of terrace house is situated 1.5 miles to the west of Reading Town Centre and also within minutes level walk of a range of amenities to include several regular bus services, Reading West Train Station, Kensington Recreation Ground and Prospect Park, as well as numerous gyms, cafes, supermarkets, plus varied shops and restaurants.

Complemented by a southerly aspect rear garden, this classic 'bay fronted' example retains many character features throughout to include exposed floor boards and feature fireplaces. Approached via the original quarry tiled path, an open covered porch over the front door opens to the entrance hall where stairs rise to the first floor and a door opens to the living space. Originally two separate rooms which have ben opened into one (but could easily be reinstated) the dual aspect space creates interchangeable living and dining areas with 2 feature open fireplace. This then opens to a well appointed fitted kitchen with doors to the fully tiled 3 piece ground floor shower room and also a useful side Lean To which in turn gives access to the rear garden. On the first floor, 3 good sized separate bedrooms are individually accessed via the landing. Bedrooms 1 and 2 both enjoy feature fireplaces. Outside, the enclosed rear gardens boasts a southerly aspect and features a deck area, raised flower/shrub bed, area of lawn and timber built shed spanning the rear of the garden.

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

Reading Borough Council - Band C





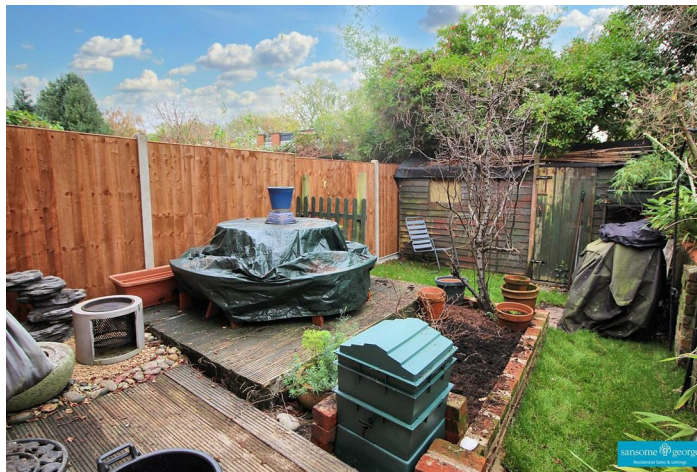
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the 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	

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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