



34 Kensington Road, Reading, RG30 2SY
Guide Price £325,000 Freehold

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- Victorian End Of Terrace House
- 3.3m x 2.1m (10'10" x 7') Outbuilding With Access
- 76m sq. (810sq. ft.) Of Accommodation
- Open Plan Dual Aspect Living Space
- Two Bedrooms & Separate Large Bathroom
- No 'Onward Chain'
- Walled Rear Courtyard Garden With Side Gate
- Entrance Hall With Staircase Ahead
- Dual Aspect Kitchen
- Opportunity For Reconfiguration & Extension (STC)

An attractive Victorian 'bay fronted' end of terrace house, offered to the market with the added advantage of no 'onward chain' complications. This versatile property would make an ideal home as is, yet also offers exciting potential to remodel and reconfigure, plus opportunity for loft conversion, extension, or to be split into individual units (subject to all necessary consents). An added rare feature is the detached brick built outbuilding which spans the bottom of the walled courtyard garden, Although currently in need of some repair, this outbuilding could make an ideal home office/studio, or likewise could be removed to create wider side access/off road parking (also subject to necessary consents). This outbuilding of 7m. sq. (76 sq. ft.) is accessed from the courtyard rear garden, and also has a door opening to a large timber gate (currently partially concealed by foliage) which opens to Wilton Road which runs alongside the property.

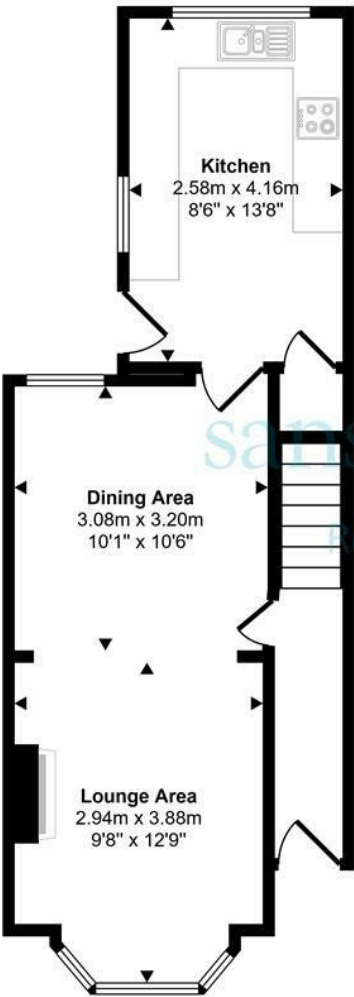
This charming home is approached via the original quarry tiled path leading to a covered open porch over the front door which opens to the entrance hall with stairs ahead rising to the first floor and door opening to the open plan living room. The popular choice of interlining living and dining area features exposed painted floorboards, front aspect bay and rear aspect windows and a feature open fireplace. A door leads to a well appointed dual aspect kitchen which is fitted with a comprehensive range of units including integrated electric oven and gas hob plus plumbing for washing machine and dishwasher as well as access to useful under stairs storage cupboard and side aspect courtesy door to the side return and courtyard with a secure side gate ahead opening to Wilton Road. On the First Floor, the landing services two double bedrooms, one front, one back, with a generous separate bathroom between with a white suite which includes a shower over bath.

The property is ideally located approximately 1.25 miles west of Reading town centre, with Kensington Recreation Ground 300m away at at the top of the road and Tesco Extra (24 hour) supermarket 500m away at the bottom, a range of other local shops, schools, gyms, cafes, restaurants and pubs as well as Battle Library are all also convenient within very close proximity. Easy access to public transport includes Reading West Train Station being a level 0.4 miles, and numerous frequent bus services stop 300 meters away.

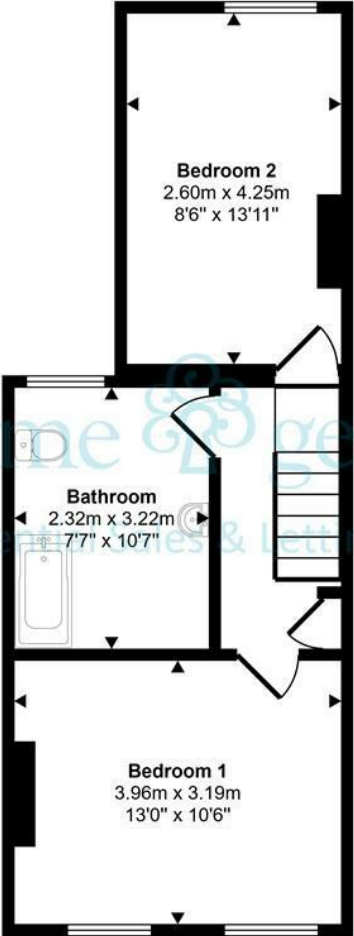
Reading Borough Council - Band C



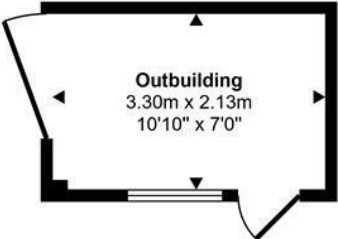
Approx Gross Internal Area
82 sq m / 886 sq ft



Ground Floor
Approx 38 sq m / 405 sq ft



First Floor
Approx 38 sq m / 405 sq ft



Outbuilding
Approx 7 sq m / 76 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	

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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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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