



sansome  george

1 Montpelier Drive, Caversham, Berkshire, RG4 6QA
Offers In Excess Of £400,000 Freehold

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Residential Sales & Lettings

- Popular 3 Double Bedroom Home
- Larger Than Average Plot
- Rear & Side Gardens
- 24' Dual Aspect Living Room
- Shower Room & Separate W/C

- No 'Onward Chain' Complications
- Excellent Opportunity To Extend (Subject To Consents)
- Driveway & Integral Single Garage
- 10' Kitchen
- UPVC Double Glazing & GRCH (n/t)

Offered to the market with the advantage of no 'onward chain' complications, this three double bedroom home with a larger than average plot is located in the popular Caversham Park Village area of Emmer Green on the north eastern of Reading, bordering South Oxfordshire. Local amenities which include, Emmer Green shopping parade, well regarded primary and secondary schools, sports clubs, regular bus services leading into Reading town centre, nature reserve plus mile of open countryside and The River Thames are all nearby.

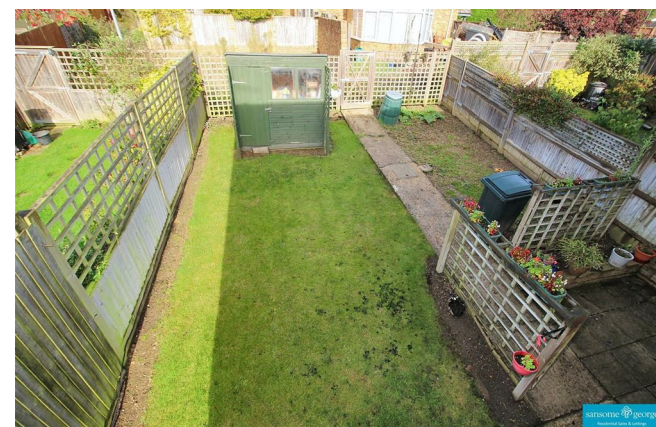
Approached via block paved driveway providing access to single integral garage and parking for one vehicle, and continues to a paved frontage where the side aspect front door opens to an entrance porch with door opening to a dual aspect living room where stairs rise to the first floor landing, a patio door leads to the front patio and a door opens to the rear aspect kitchen. On the first floor, the landing services three separate double bedrooms, a shower room with double shower cubicle, and a separate W/C. Bedrooms 2 and 3 benefit further from built in wardrobes. Other general features include UPVC double double glazing throughout and gas fired central heating to radiators (n/t).

Outside, the gardens are another notable feature of the property being much larger than others on this development. the rear Garden is enclosed by wooden fencing and trellis with a useful gate giving pedestrian rear access. A paved patio area adjoins a path with grass area, flower/shrub beds and a timber built garden shed. This space links to a further enclosed lawned garden to the side of the property with a green house and is also enclosed by wooden fencing and trellis. This gives the property fantastic scope for enlargement with opportunity for substantial extension (all subject to necessary consents).

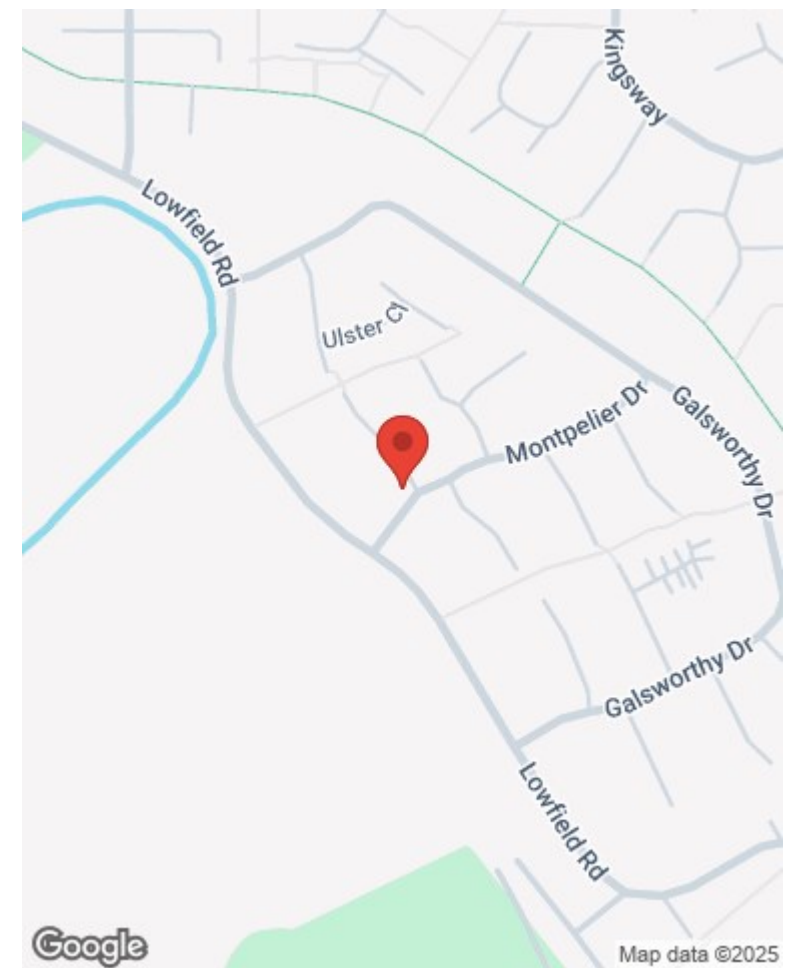
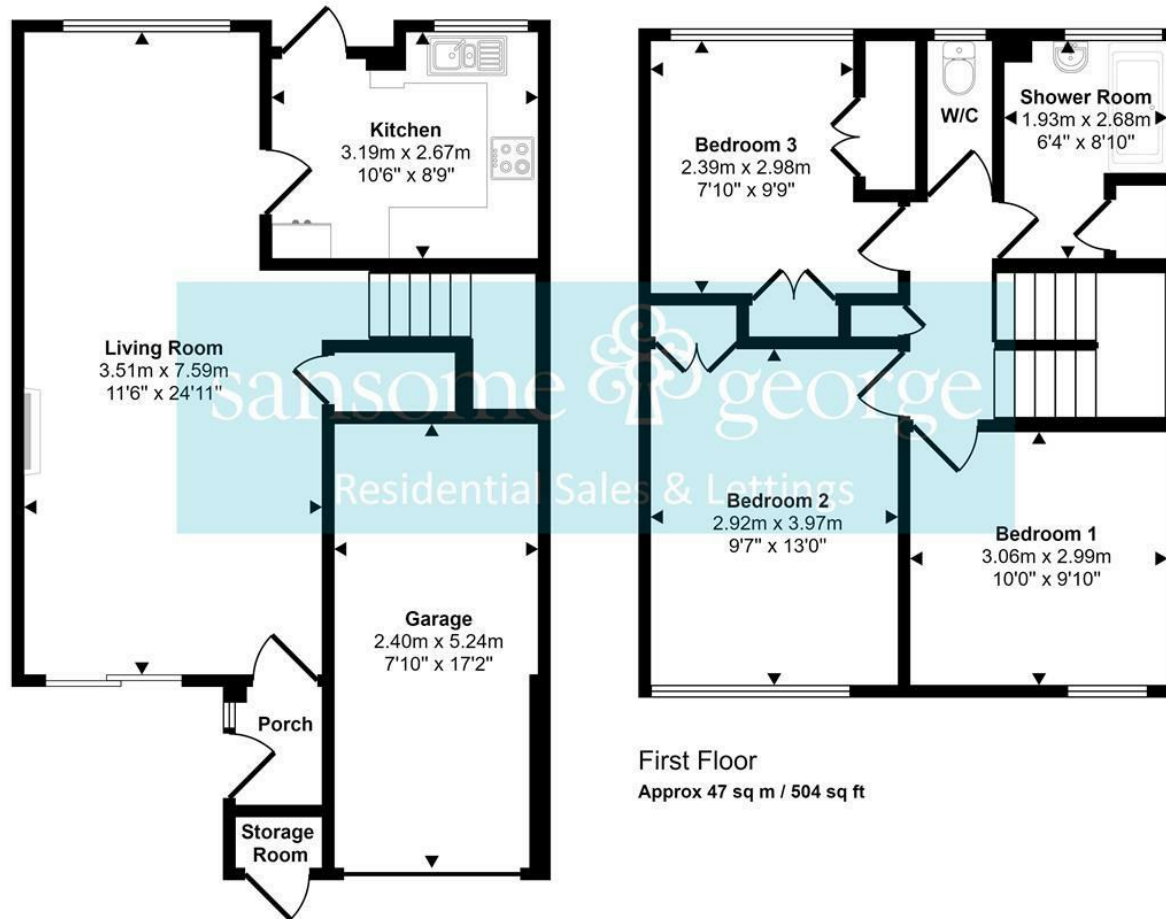
Please contact Sansome & George Estate Agents to discuss this excellent property in more detail or to arrange a viewing appointment at your earliest convenience.

**** Purchasers Note **** As advised by the current owner, this property was under pinned approximately 40 years ago with no further requirement reported since. Please contact us for further information **

Reading Borough Council - Band C



Approx Gross Internal Area
100 sq m / 1081 sq ft



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	

Ground Floor
Approx 54 sq m / 577 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.

Misrepresentation and Misdescriptions Acts

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