



sansome & george

107 Elm Park Road, Reading, RG30 2TL  
Guide Price £300,000 Freehold

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Residential Sales & Lettings

- Bay Fronted Victorian Mid-Terrace
- 12' Living Room
- Fitted Kitchen ( New Flooring to be installed)
- Four piece Bathroom ( New flooring to be installed)
- Gas Fired Central Heating
- No Onward Chain
- Spacious Dining Room
- Three Bedrooms In A 2+1 Configuration
- Enclosed Rear Garden With Outbuilding
- Double Glazed Windows

Offered to the market with the advantage of no 'onward chain' is this popular and attractive 'bay fronted' Victorian mid terrace house. The property is ideally situated within yards level walk of amenities which include regular bus services, green spaces and parks, schools to include Battle Primary (Ofsted rating outstanding), supermarkets, shops, cafes, pubs and restaurants, as well as Reading West train station (Paddington, Reading mainline, Theale, Basingstoke, Newbury) and also conveniently under 1.25 miles from Reading town centre.

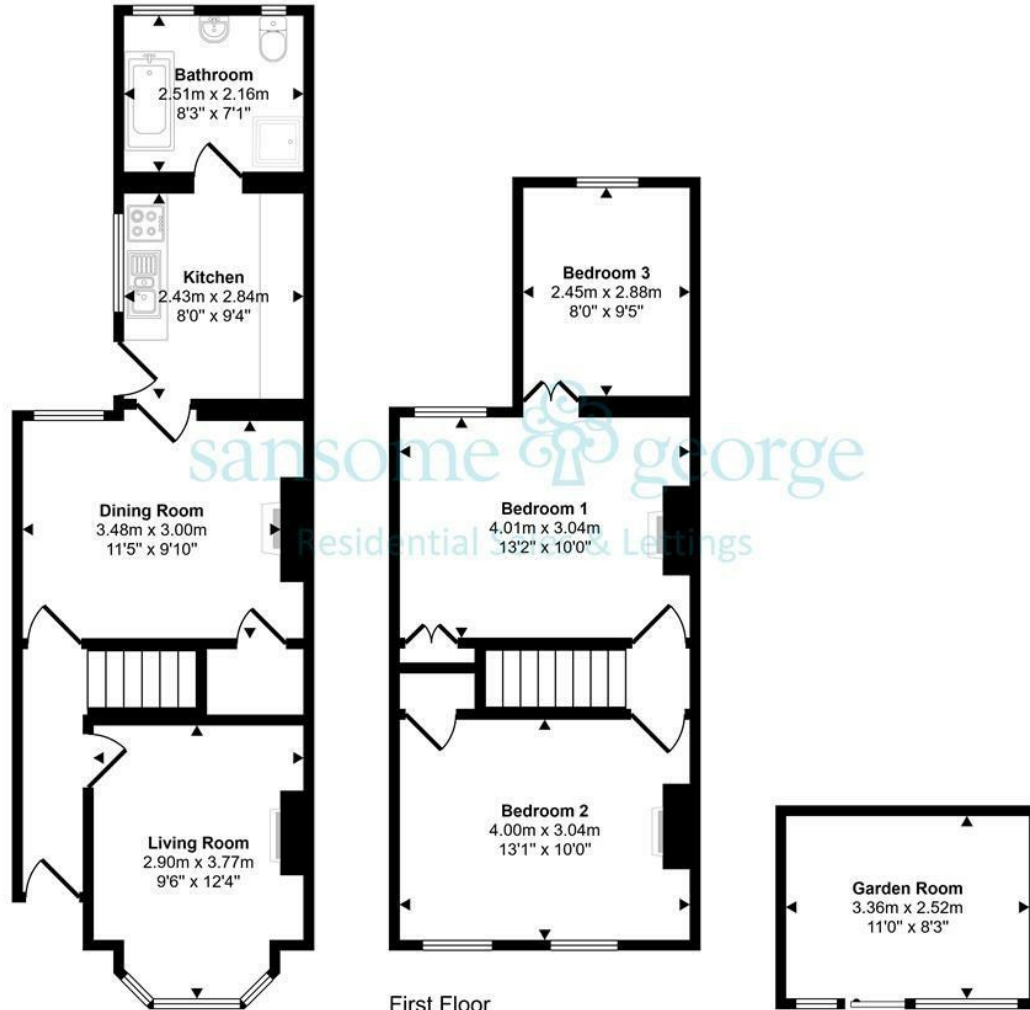
The property offers entrance hall with stairs rising to first floor, two separate reception rooms comprising living room with front aspect bay window, and rear aspect dining room, a spacious kitchen, and ground floor four piece bathroom both of which will be receiving brand new flooring. On the first floor, the landing gives access to 3 bedrooms which are arranged in the familiar and versatile 2+1 configuration with bedroom 3 being accessed via bedroom 1 giving easy use as a dressing room, home office or potential en-suite. There is also potential to extend into a spacious loft area (subject to necessary consents). The exterior consists of an easterly aspect rear garden, mainly paved to patio with small pond and garden outbuilding with power. Complemented by gas fired central heating to radiators, mainly double glazed windows, and on street permit parking is also applicable, this charming home boasts great potential.

For more information or to schedule a viewing appointment, please contact Sansome & George Estate Agents at your earliest convenience.

Reading Borough Council - Band B



Approx Gross Internal Area  
88 sq m / 952 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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