



sansome  george

17b Parkside Road, Reading, Berkshire, RG30 2BT
Guide Price £325,000 Freehold

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Residential Sales & Lettings

- Modern End Town House
- Coveted Tree Lined Location
- Entrance Hall & Cloakroom
- 14' Kitchen With Integrated Appliances
- En-suite Shower Room & Separate Bathroom
- 'No Onward Chain' Complications
- Close to Train Station & Prospect Park
- 23' Living Room
- 2 'Double' Bedrooms
- Driveway Parking & Enclosed Garden

Offered with the added advantage of 'no onward chain' this modern end town house (one of just 3) is situated on a highly desirable tree lined address with great access to Reading town centre, the M4 motorway via the A4 bath road and Prospect park as well as a wealth of local amenities to include Reading West train station (Paddington, Reading mainline, Newbury, Basingstoke, Theale).

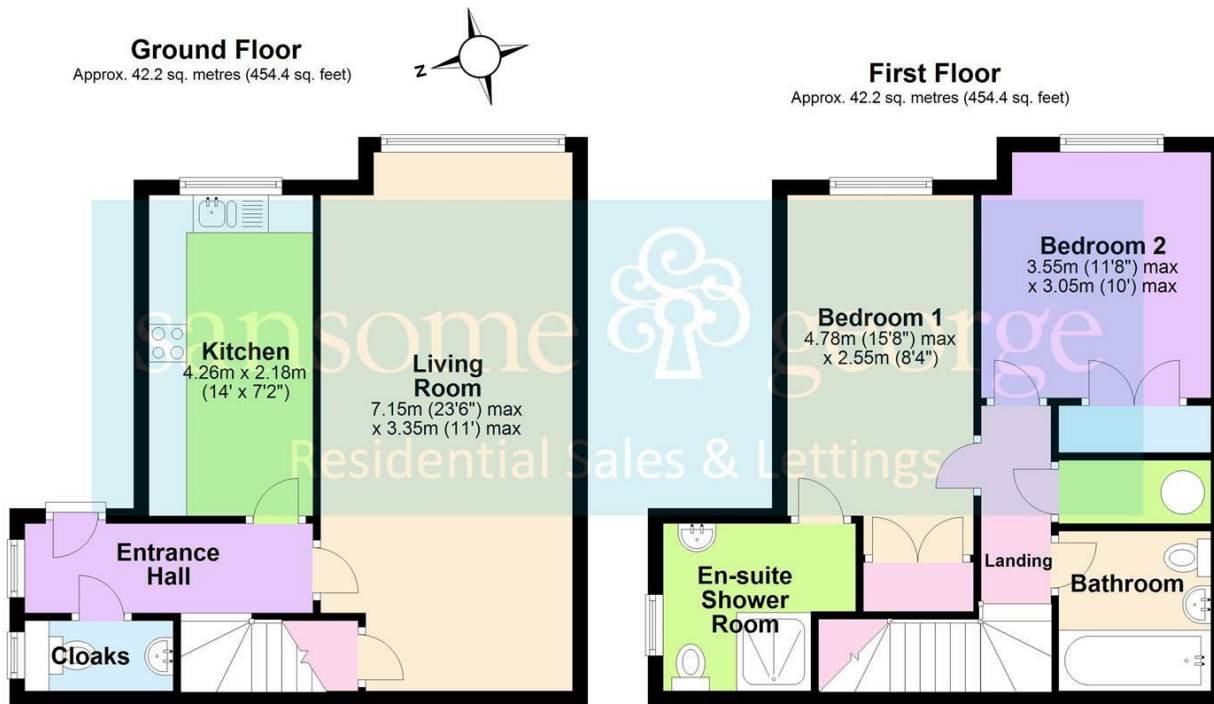
Approached via block paved frontage providing off road Parking, a path leads to covered porch over front door and continues to the enclosed garden which measures approximately 36' in length by 13' in width, enjoys a predominantly Westerly aspect and is landscaped with low maintenance in mind comprising deck area, established trees and shrubs, gravel area and garden shed. The front door opens to a side aspect entrance hall with stairs ringing to the first floor and doors to a handy cloakroom, a front aspect 14' modern fitted kitchen with ample storage and a full complement of integrated appliances to include dishwasher, fridge/freezer and washing machine; and a 23'6" living room with front aspect window and useful built in storage cupboard. The first floor landing services the first floor bathroom and two 'double' bedrooms, each with built in wardrobes with bedroom 1 boasting a spacious side aspect En-suite shower room. There is also access to loft storage space and a large airing/storage cupboard housing 'unvented' pressurised hot water cylinder serviced by a gas fired boiler which also provides central heating to radiators.

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

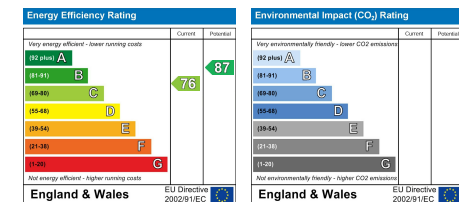
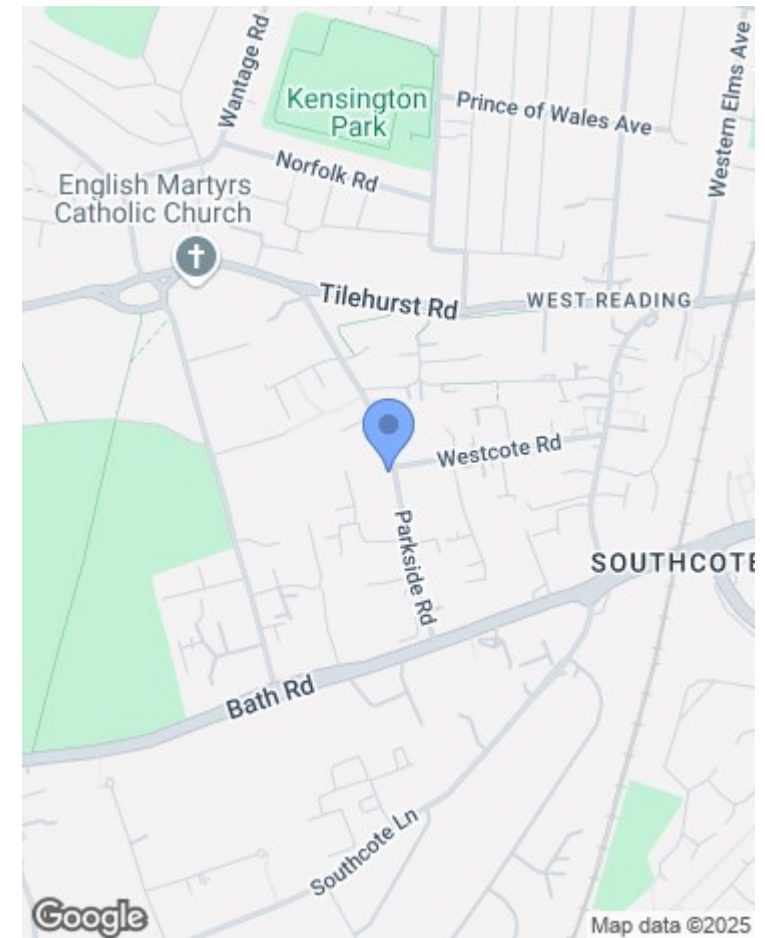
**** PLEASE NOTE ALL IMAGES SHOWN WERE ORIGINALLY TAKEN PRE TENANCY ****

Reading Borough Council - Band D





Total area: approx. 84.4 sq. metres (908.8 sq. feet)



Misrepresentation and Misdescriptions Acts

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