



65 Wilson Road, Reading, Berkshire, RG30 2RT
Guide Price £350,000 Freehold

sansome  george
Residential Sales & Lettings

- Attractive Victorian Terrace House
- Well Tended Rear Garden
- Rear Aspect Dining Room
- Stylish Dual Aspect Kitchen
- Separate First Floor Bathroom

- No 'Onward Chain' Complications
- Entrance Hall
- Lounge With Box Bay Window
- 3 Separate Bedrooms
- Located Close To Amenities And Public Transport

This attractive Victorian terrace home is located at the top end of a popular residential address with numerous regular bus services, plus a wealth of local amenities to include gyms, library, shops, supermarkets, cafes, pubs and restaurants all within 15 minutes' walk. Nearby green spaces include Prospect Park, Kensington Recreation Ground and Wilson Primary Playing Fields are also within minutes' walk. Both Reading West train station (Reading Mainline, Paddington, Newbury, Basingstoke, Theale) is conveniently circa 1 mile away and Reading's thriving town centre with mainline Train Station is approximately 2 miles to the east.

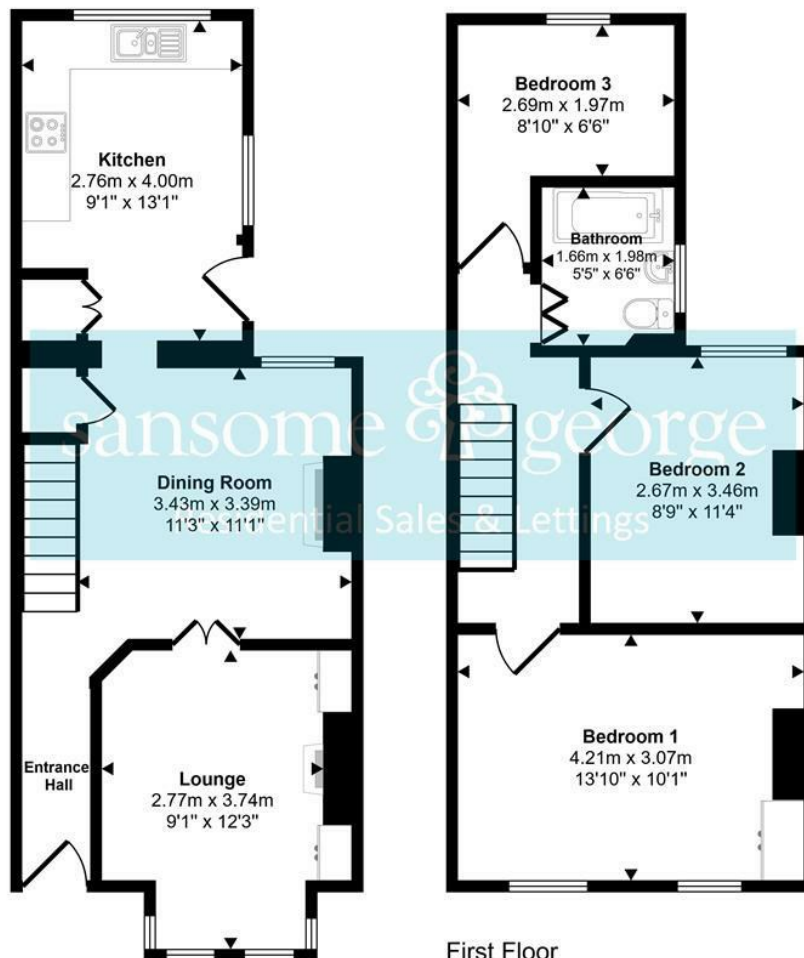
Enjoying great 'kerb appeal', this attractive and well maintained character home sits behind an established front hedge with the original quarry tiled path leading to the front door with an open porch over front door. Opening to the entrance hall, a staircase ahead rises to the first floor landing and also opens to a central rear aspect dining room with feature fireplace, access to under stairs storage cupboard and original exposed floor boards. Double doors open to the front aspect lounge with fitted plantation style shutters to the box bay window, engineered herring bone wood flooring and a feature fireplace with bespoke fitted cupboards flanking either side with under-lit shelving above. The dual aspect kitchen enjoys great natural light and is fitted with a comprehensive range of units with solid oak work tops and integrated hob, oven and dishwasher. A useful built in larder/utility cupboard houses plumbing for washing machine. A side aspect stable door leads to the rear garden. On the the First Floor, the landing services 3 separately accessed and well proportioned bedrooms and a separate side aspect bathroom with heated towel rail and white suite including shower over bath with glazed screen. Both 'double' bedrooms 1 and 2 are each in excess of 11' while bedroom 3 overlooks the easterly aspect rear garden. Enclosed by original brick walls and wooden fencing, the rear Garden is another noteworthy feature with a raised deck spanning the rear of the property which steps down to a lawned garden with raised beds to either side and a further gravel area at the foot.

Complemented by UPVC double glazed windows and gas fired central heating to radiators (n/t) via a 'combi' boiler located in kitchen, this stylish and characterful home must be seen to be appreciated. For more any further information or to schedule a viewing appointment at your earliest convenience, please contact Sansome & George Estate Agents.

Reading Borough Council - Band C

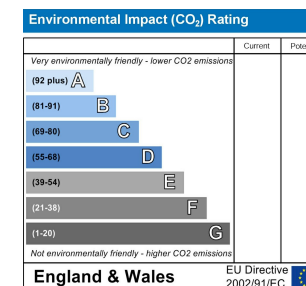
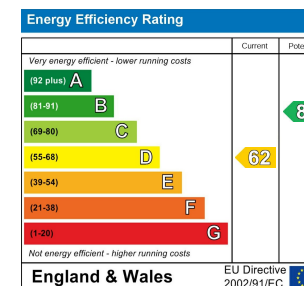
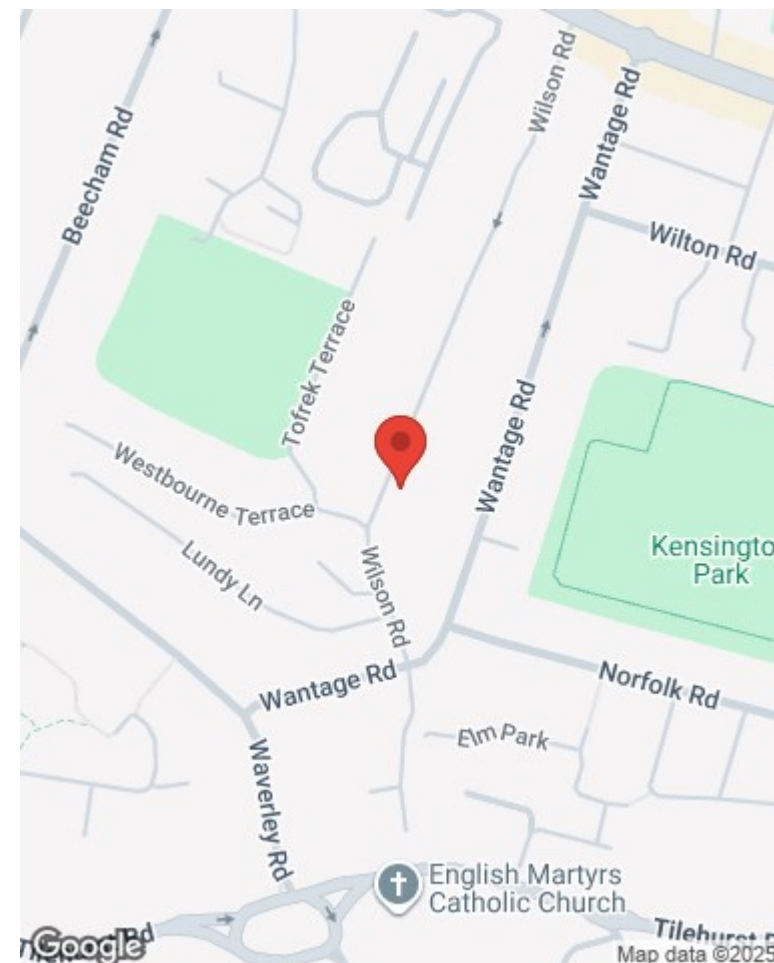


Approx Gross Internal Area
80 sq m / 856 sq ft



Ground Floor
Approx 40 sq m / 432 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

Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.



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

sansome  george
Residential Sales & Lettings