



67 Sherwood Street, Reading, RG30 1LF  
Guide Price £375,000 Freehold

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Residential Sales & Lettings



- Wider Than Usual Victorian Terrace House
- No Chain - Vacant Possession
- 116 sq. m. (1254 sq. ft.) Over 3 Floors
- Entrance Hall, Large Living Room/Bed 5, Separate Dining Room
- 4 Separate Double Bedrooms Plus Shower Room
- 'Dormer' Loft Conversion
- Recently A Licenced 5 Bedroom HMO
- 55' (18m.) Southerly Aspect Rear Garden
- Kitchen, Ground Floor Bathroom & WC
- UPVC double glazing, GRCH and Fire Alarm System

Located just over 1.5 miles to the west of Reading town centre, offered with 'no chain' and immediate vacant possession, this Victorian terrace house with 'dormer' loft conversion is also a wider example than usual and hence provides 1254 sq. ft. (117 sq. m.) of accommodation over 3 floors. Currently arranged as a licenced 5 bedroom house of multiple occupancy (HMO) providing a fantastic buy-to-let investment opportunity, the property is also ready for residence by a new private owner.

Sherwood Street is a convenient location with a range of amenities and public transport all within minutes walk to include shops, gyms, schools, cafes, green spaces and playgrounds, supermarkets and restaurants. Several regular bus routes including a 24 hour bus service into town centre are within 2 minutes walk and Reading West Train Station (London Paddington 29 mins, Reading, Newbury, Basingstoke, Theale) is circa 15 mins level walk.

The front door opens to the entrance hall where stairs ahead rise to the first floor landing. Doors lead to a spacious Living Room (or Bedroom 5) with front aspect window, and a separate rear aspect dining room which opens to a side aspect fitted kitchen. Behind the kitchen is the ground floor bathroom and a separate WC accessed via a small lobby where a door also leads to the rear garden. On the first floor there are 3 double bedrooms and a shower room, all individually accessed from the landing where open tread stairs lead up to the second floor where a door opens to a fourth double bedroom in the converted loft space which features a large rear/southerly aspect dormer window and fitted storage.

Outside, the 55' (18m) rear garden enjoys a rare and sought after southerly aspect. A patio area to the side and rear adjoins grass with 2 trees.

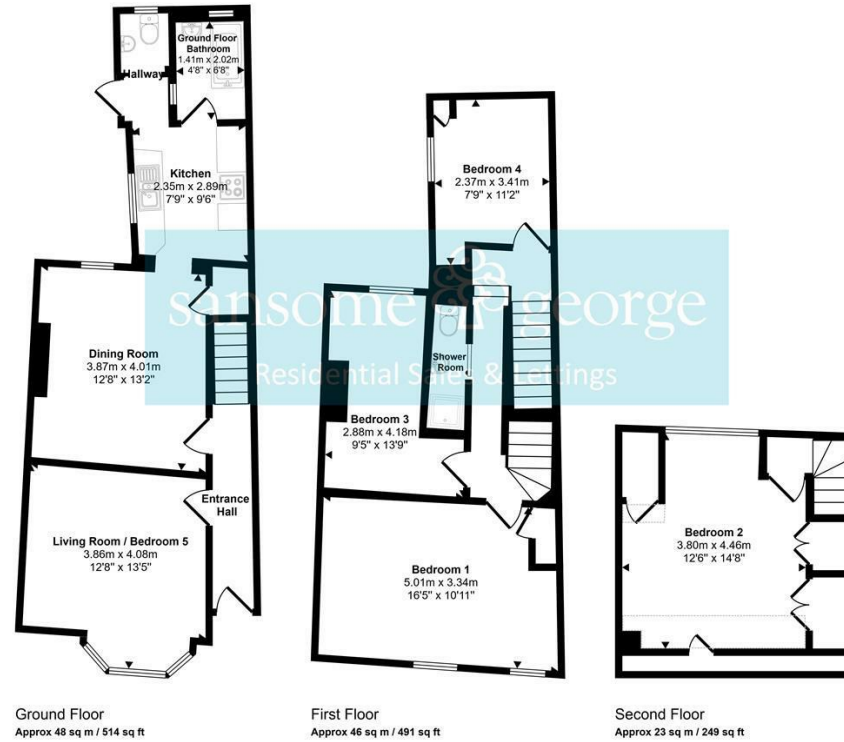
Further general points to note include upvc double glazing, gas fired central heating and fire alarm system as well as opportunity for extension to the rear and/or side of the ground floor of the property (subject to all necessary consents).

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment.

Reading Borough Council - Band C



Approx Gross Internal Area  
116 sq m / 1254 sq ft



Denotes head height below 1.5m

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 | 80        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (82 plus) A   |                         |           |
| (61-91) 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 |           |

#### Misrepresentation and Misdescriptions Acts

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9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN  
0118 942 1500 - [reading@sansome-george.com](mailto:reading@sansome-george.com)

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