



40 Helmsdale Close, Reading, RG30 2PS  
£275,000 Freehold

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Residential Sales & Lettings



- Popular 'Bison' Built Concrete Terrace House
- 878 sq. ft. (82 sq. m.) Of Accommodation
- Entrance Hall with Staircase
- Rear Lobby & Cloakroom
- 3 'Well Proportioned' Bedrooms & Bathroom
- No 'Onward Chain' Complications
- Shop, Cafe, Schools, Park & Regular Bus Services Nearby
- Living Room
- Kitchen/Breakfast Room
- Rear Garden & Residents Parking Area Behind

Offered to the market with no 'onward chain', this three-bedroom mid-terrace 'Bison' built concrete home is set in a popular residential area, approximately 2 miles west of Reading town centre and within walking distance of regular bus services, convenience store and cafe, Reputable schools and Prospect Park are also near by as are excellent transport links with several frequent bus services in all directions nearby and Reading West train station (1 mile) providing direct routes to London Paddington, Reading mainline, Newbury and Basingstoke, while Tilehurst train station (1.5 miles) also offers connections to Oxford and London Paddington.

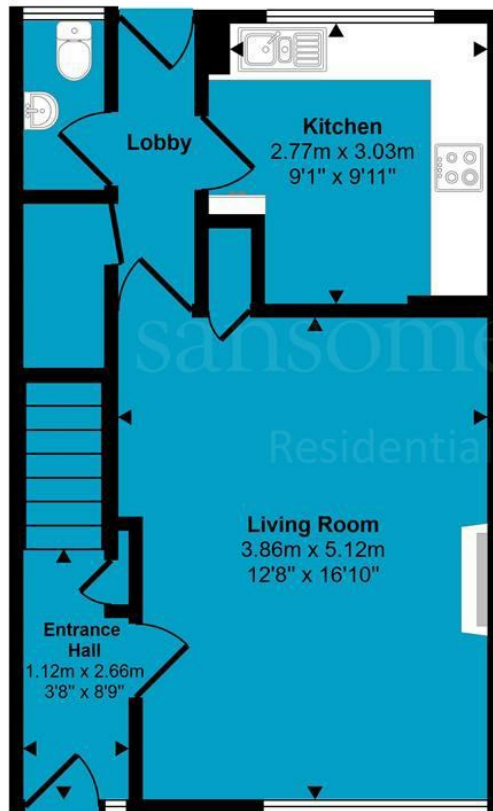
Ground Floor accommodation features an entrance hall with stairs rising to the first floor, front aspect living room leading to a rear lobby with a door to the garden, a handy ground floor cloakroom and a well appointed rear aspect fitted kitchen. On the first floor, a landing services three well proportioned bedrooms and a separate 3 piece bathroom. all served by a three piece bathroom white suite. The enclosed rear garden is mainly laid to lawn with mature plants and shrubs, complemented by a pathway leading to gated rear access. Additional benefits include UPVC double glazing and gas radiator central heating (not tested).

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

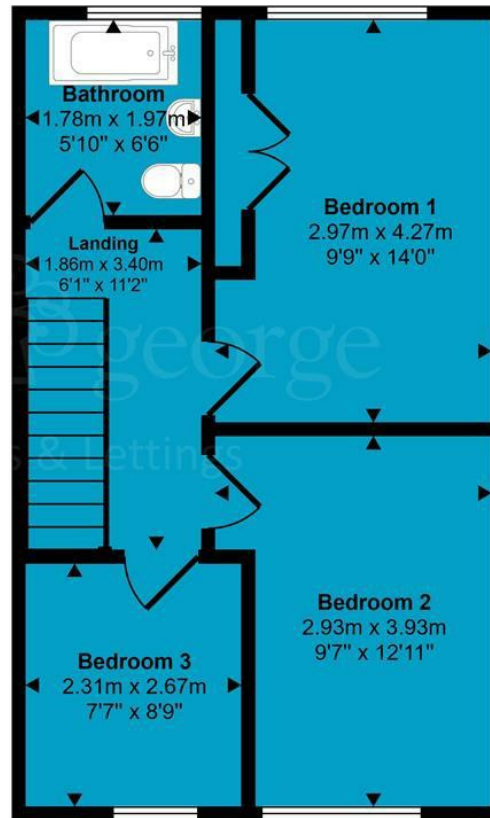
Reading Borough Council - Band B



Approx Gross Internal Area  
82 sq m / 878 sq ft

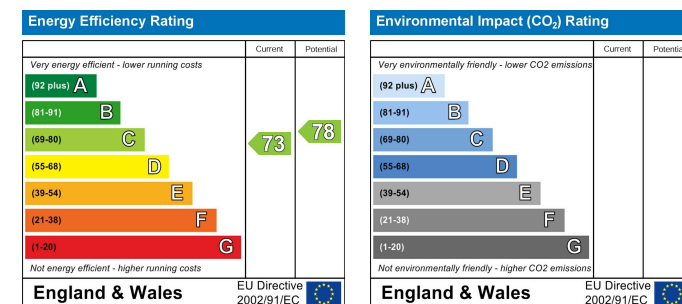
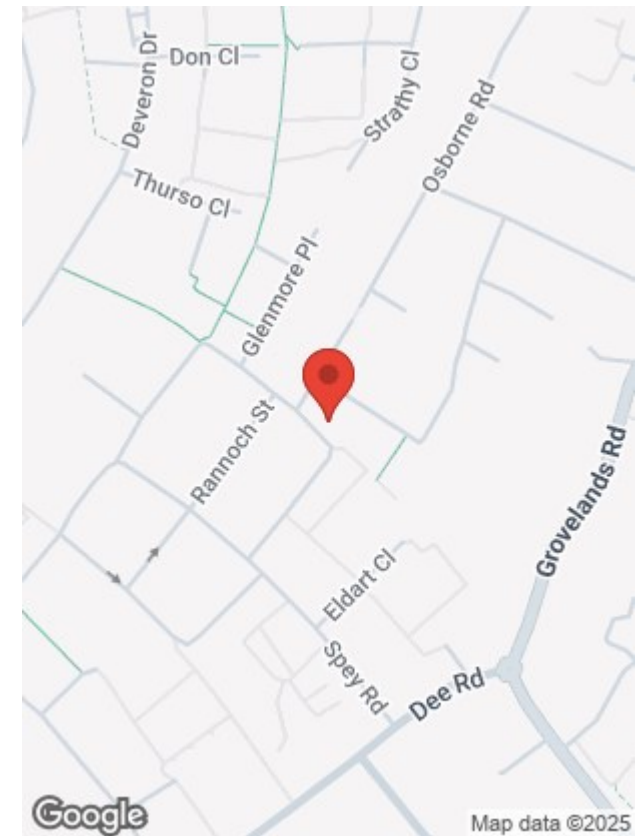


Ground Floor  
Approx 41 sq m / 441 sq ft



First Floor  
Approx 41 sq m / 437 sq ft

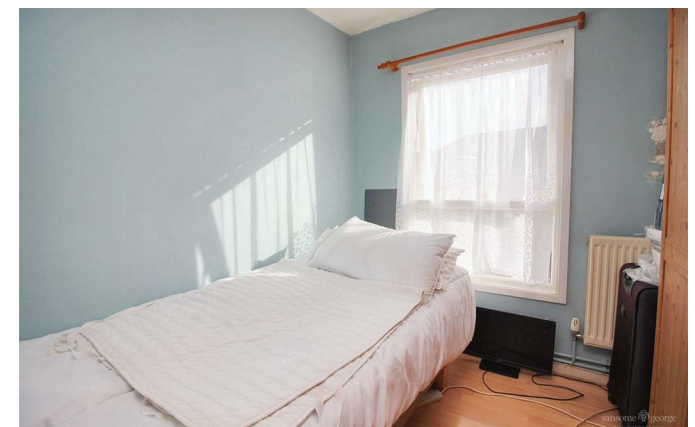
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



#### Misrepresentation and Misdescriptions Acts

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