



sansome & george

54 Belmont Road, Reading, Berkshire, RG30 2UU
Guide Price £325,000 Freehold

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Residential Sales & Lettings

- Desirable '2+1' Victorian Mid Terrace House
- Updated & Well Presented Throughout
- Re-fitted 'Shaker' Style Kitchen
- 2 Double Bedrooms
- Westerly Aspect Rear Garden

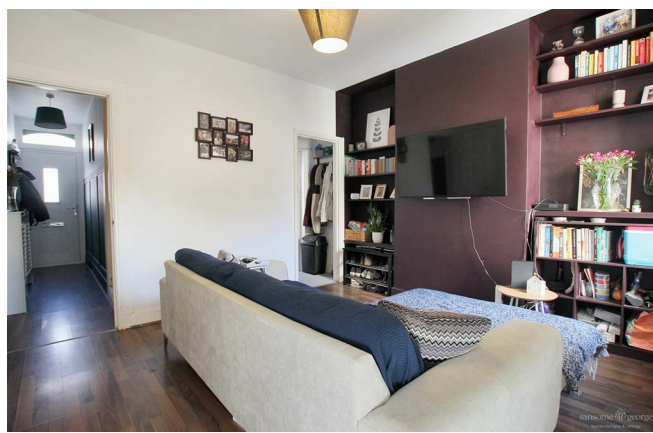
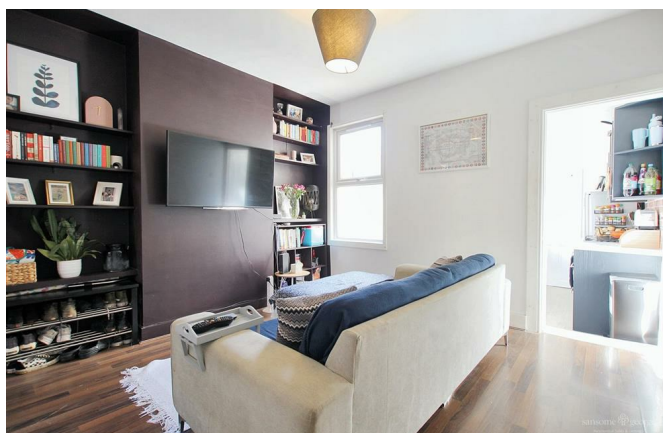
- Ideally Situated Minutes Walk From Amenities
- 2 Flexible Reception Rooms
- Re-fitted Ground Floor Bathroom
- Versatile Bedroom 3 (Accessed Through Bedroom 1)
- UPVC D/Glazed windows, GRCH (n/t) & New Roof

Beautifully presented throughout and well maintained, this desirable Victorian mid terrace house is ideally situated approximately 1.5 miles to the west of Reading town centre (25 mins level walk) and within close proximity of a wealth of conveniences and amenities to include numerous regular bus services, Reading West train station, Kensington Rec. and Prospect Park, primary schools and nurseries, plus a range of shops, supermarkets, gyms, cafes, pubs & restaurants all being within circa 10 minutes walk.

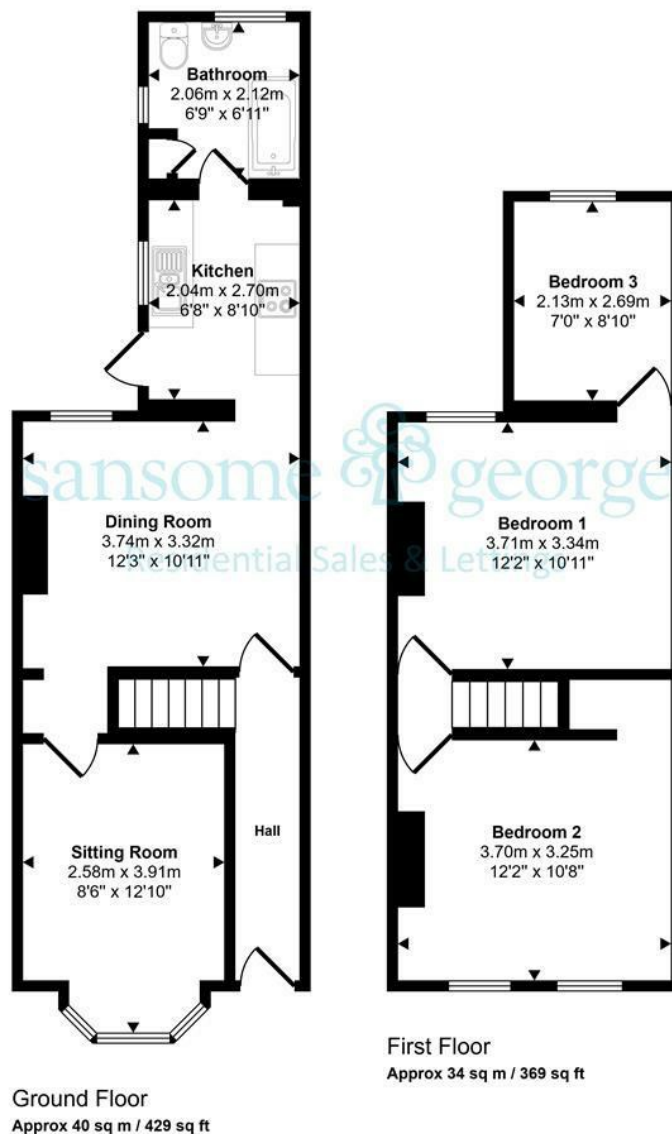
Tastefully and thoughtfully updated and improved over the last 6 years, this desirable home offers flexible and well proportioned accommodation throughout. The property is approached via a new front door which opens to entrance hall with panel effect to walls, stairs rising to the first floor and a door opening to the central rear aspect living room. Doors lead to the kitchen and (passing via a useful storage space under the stairs) to the second versatile reception room with front aspect bay window, currently used as a sitting room and work space. The stylish kitchen has a side window and door opening to the garden, and also leads onto the ground floor bathroom, both of which have been refitted. The kitchen is well appointed with a range of 'shaker' style units including display cabinets and integrated oven. The dual aspect bathroom features a white suite with shower over bath and heated towel rail. On the first floor, three bedrooms are arranged in the familiar '2+1' configuration with bedroom 3 being accessed via bedroom 1. Currently a dressing room/walk in wardrobe, bedroom 3 is frequently also used as a home office, nursery or en-suite. Both bedroom 1 & 2 span the entire property with bedroom 1 featuring a built in wardrobe. Outside, the westerly aspect enclosed rear garden

With many notable features which also include a new roof, this sought after property must be seen to be appreciated. Please contact Sansome & George for more information or to schedule a viewing appointment.

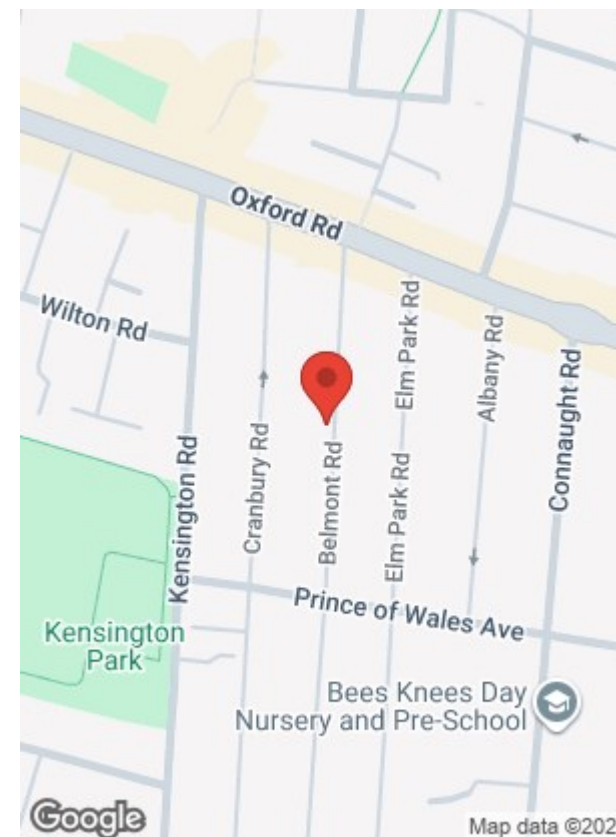
Reading Borough Council - Band B



Approx Gross Internal Area
74 sq m / 798 sq ft



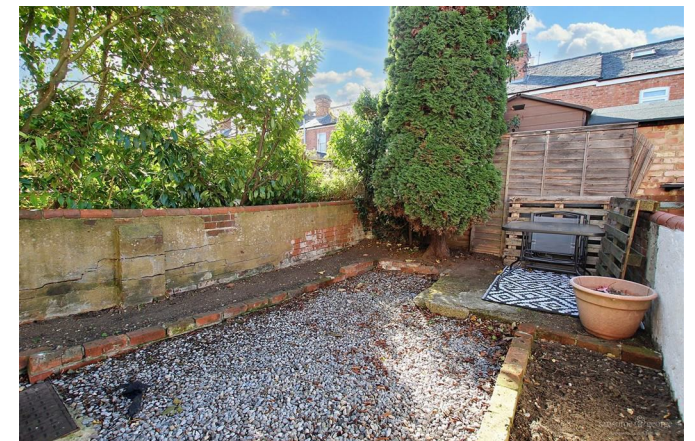
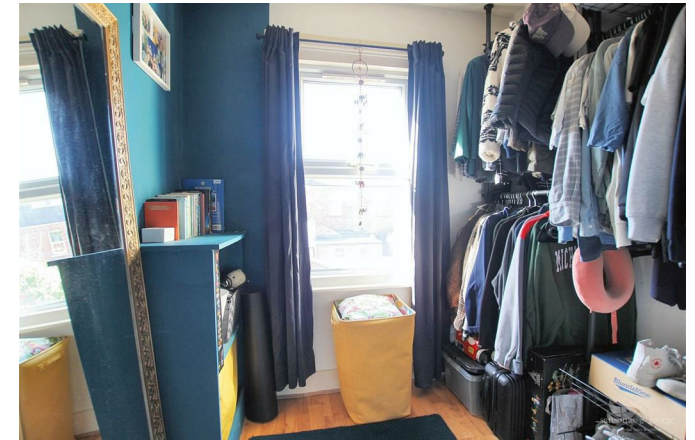
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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