

606 Oxford Road, Reading, Berkshire, RG30 1EG



£250,000 - Freehold

West & Central Reading

298 Oxford Road
Reading RG30 1AD

0118 958 3333

reading@sansome-george.com

Central Tilehurst & Calcot

84 School Road
Tilehurst RG31 5AW

0118 942 1500

tilehurst@sansome-george.com

West Tilehurst & Purley

1 The Parade, Knowsley Road
Tilehurst RG31 6FA

0118 942 0500

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Lettings & Management

298 Oxford Road,
Reading RG30 1AD

0118 939 1999

lettings@sansome-george.com

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A beautifully maintained 2 'double' Bedroom Terrace House conveniently located under 2 miles west of Reading's vibrant Town Centre. Locally, there is a wealth of amenities within 5 minutes walk including 24 hour supermarket and a regular 24 hour bus service as well as Battle Library, Kensington Recreation Ground, 24 hour Gym plus range of Shops, Cafes, Pubs and Restaurants. Reading West Train Station (Reading, Paddington, Newbury, Basingstoke) is conveniently situation within 10 minutes walk.

Boasting well proportioned accommodation and with high ceilings throughout giving a spacious, light and airy feel, the property is approached via walled paved frontage with UPVC double glazed front door opening to a 22'11" x 14'4" open plan Living Room with fireplace housing gas fire, stairs to First Floor and UPVC double glazed door to Rear Garden. From the Living Room, the 12' side aspect Kitchen boasts ample storage and gives access to Lobby with door to Garden and useful WC and separate Ground Floor Shower Room. The generous rear aspect Landing gives access to 2 'double' Bedrooms and a separate Bathroom which includes corner bath with mixer tap shower attachment, ample storage plus airing cupboard. to the Rear of the property a charming well tended garden of approximately 60' in length offers Paved Patio and lawn with various established flower and shrub beds.

Offered to the market with the advantage of 'No Onward Chain' complications and complemented further by UPVC double glazing and gas fired central heating to radiators plus useful Loft storage space, this property must be seen to be appreciated and may appeal to First Time Buyers or Investment Purchasers alike.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	67	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		80
(69-80) C	62	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Council Tax - Reading Borough Council, Band - B - £1420.70 - (2018/19)

Floor Plan



PURCHASERS NOTE

The information given in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property than it is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyor's report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission, etc) as these are specialist matters in which estate agents are not qualified.

Your solicitor will also agree with the seller what items (e.g. carpets, curtains, etc) will be included in the sale.

