

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



16 Laneswood, Mortimer, Reading, Berkshire, RG7 3UW

Asking Price £325,000 Freehold

Sansome & George - A well-presented two-bedroom terraced home set within popular lightly wooded location in Mortimer. Featuring an en-suite to Bedroom 1, a second double bedroom, family bathroom, living room, and a modern kitchen with breakfast area. French doors open onto a private patio, perfect for relaxing or entertaining. Offered with no onward chain.

Ideally located in the sought-after village of Mortimer, within easy reach of the station, shops, cafés, schools, and transport links to Reading, with woodland walks nearby—offering the perfect blend of convenience and countryside living.

Further benefits include allocated parking plus visitor spaces.

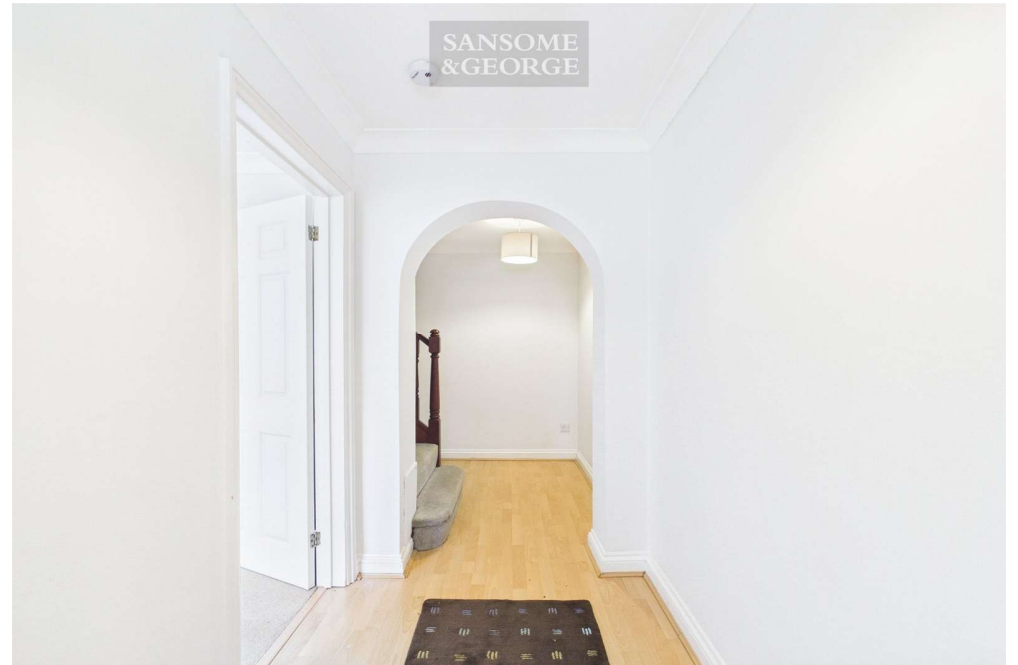
EPC - E

Local Authority - West Berkshire

Council Tax Band - D

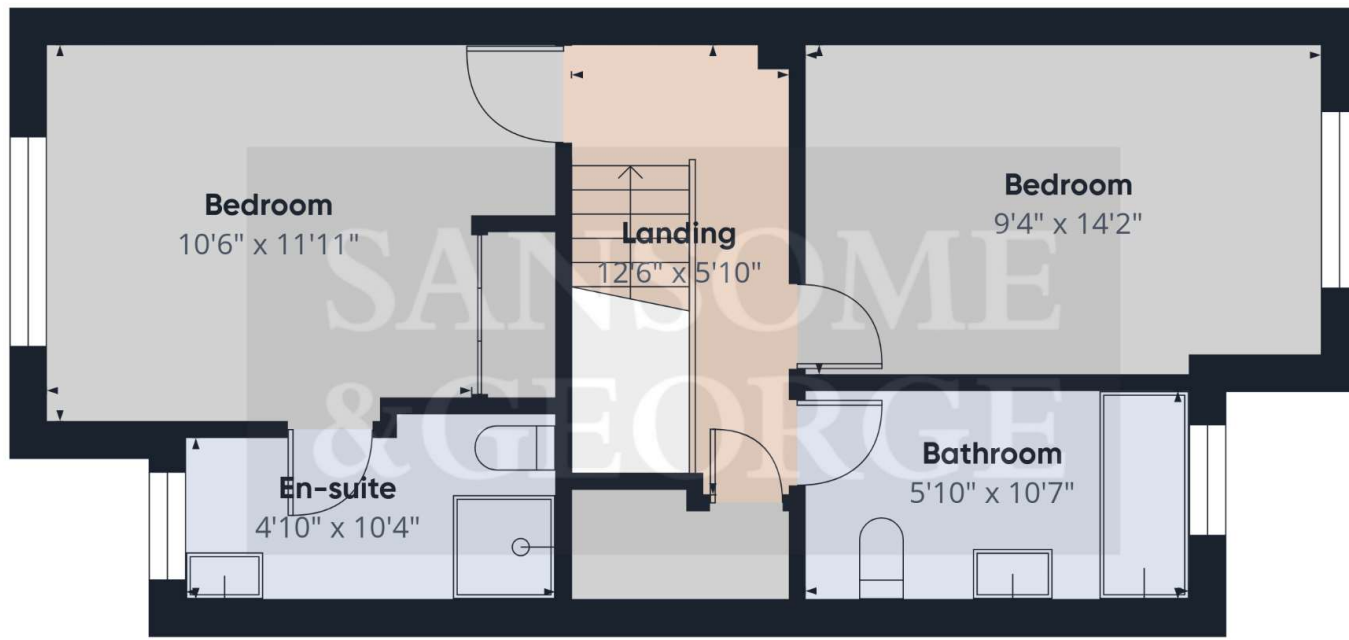


- Two Bedroom home
- Lightly wooded position
- Open Plan Kitchen/Dining Area
- Ensuite to Master
- Allocated Parking
- NO ONWARD CHAIN





Floor 0



Floor 1



Approximate total area⁽¹⁾
932 ft²

Reduced headroom
15 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

Sansome and George - Mortimer

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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