

**SANSOME  
&GEORGE**

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**61 Elm Park Road, Reading, Berkshire, RG30 2TP**

**Asking Price £320,000**

**Freehold**



SANSOME & GEORGE - Charming and well-presented '2 + 1 Bedroom' terraced house offering three bedrooms, located in a sought-after neighbourhood. This delightful property boasts a perfect blend of character features and modern conveniences. The ground floor comprises a living room, a separate dining area, and a FITTED kitchen leading out to a garden and Shower Room. Upstairs, you will find 2 + 1 Bedrooms. Situated in a convenient location close to local amenities, schools, and transport links, this home offers a perfect balance of comfort and practicality. Ideal for families or professionals looking for a charming residence in a popular area. Viewing is highly recommended to fully appreciate all that this property has to offer.

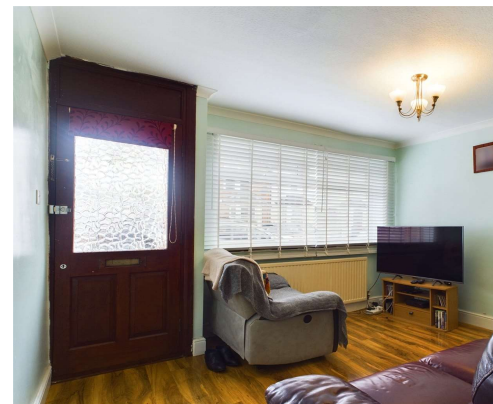
EPC EER - D

Council Tax Band - C

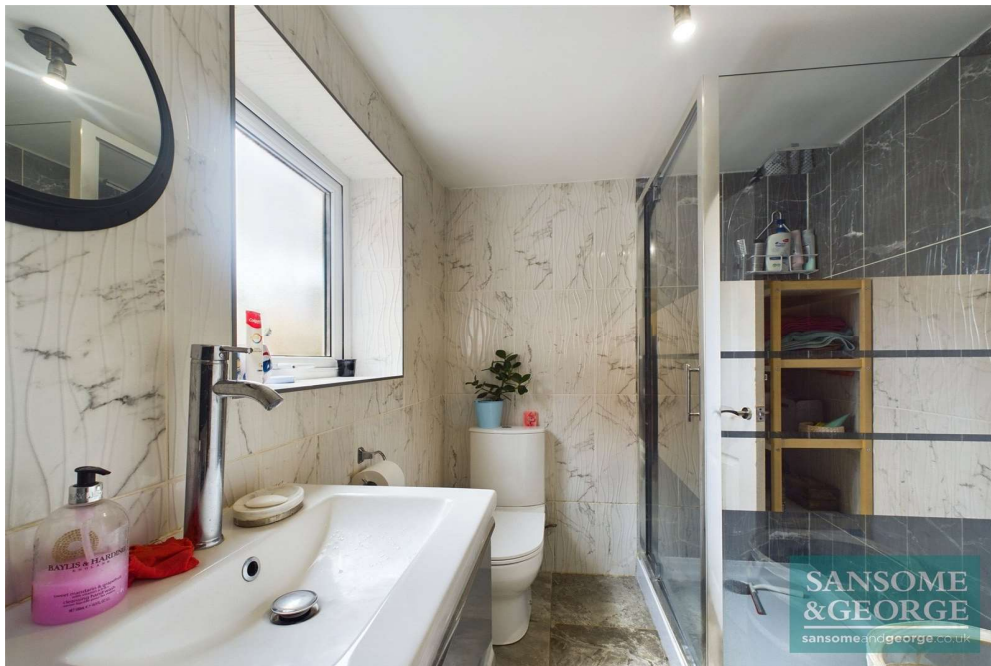
Council - Reading Council

The above information may be subject to change during the transaction period.

- 2 + 1 Bedroom terraced home
- Lounge
- Dining room
- Re-fitted Kitchen
- Shower room
- 2 Bedrooms
- 3rd Bedroom off 2nd Bedroom
- Garden
- Close to Reading West Train Station



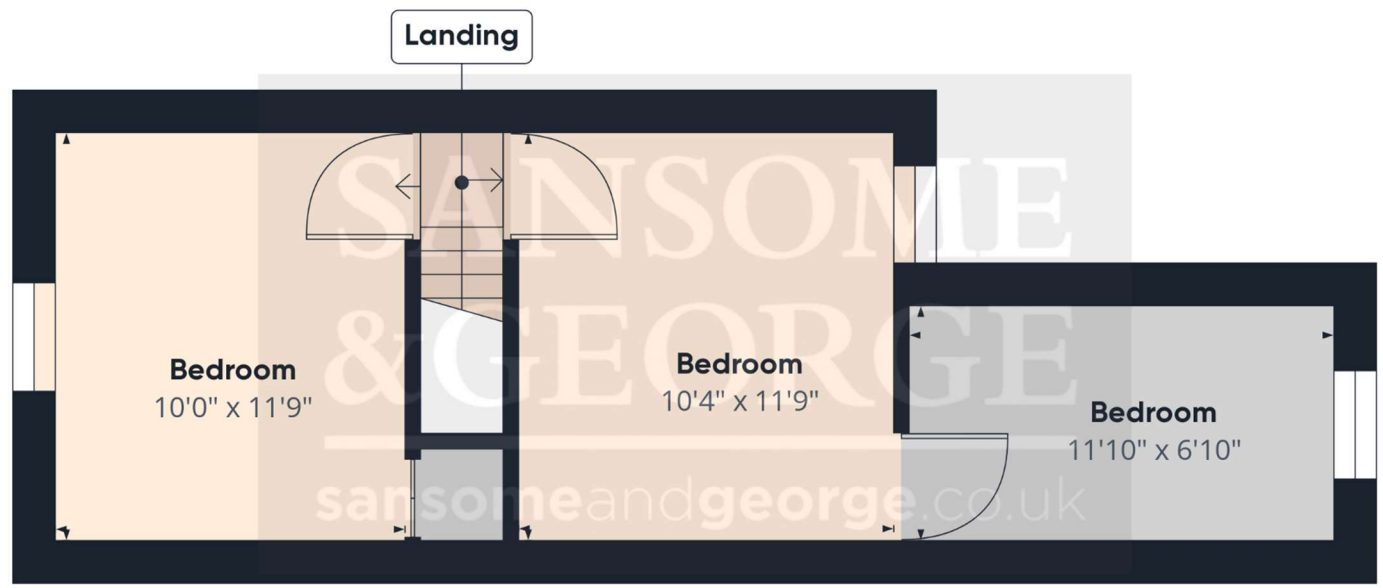






Floor 0

Approximate total area<sup>(1)</sup>  
725.36 ft<sup>2</sup>



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Sansome and George - Theale

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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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