



Offered to the market is this beautifully presented terraced home, ideally situated in the sought-after area of Calcot. The location provides excellent access to supermarkets, retail parks, and convenient public transport links to Reading town centre.

The property features a generous lounge/diner with a bright, open-plan feel, leading through to a well-appointed kitchen with ample storage and plentiful worktop space—ideal for modern living.

Upstairs, you'll find two spacious double bedrooms and a stylish, recently refitted shower room.

To the rear, the home benefits from a westerly-facing garden, complete with decking—perfect for outdoor entertaining—as well as rear access. The property also includes the added advantage of a garage located in a nearby block.

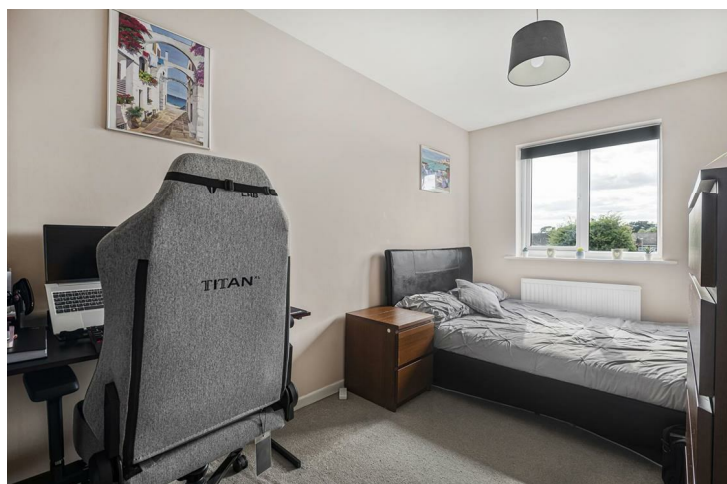
Interested? Please contact our sales team to find out more, or to book a viewing.

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- Well presented terrace
- 2 Double bedrooms
- Refitted shower room
- Westerly facing garden with decking
- Garage
- Ideal first time purchase





Council tax band C

Council- West Berks

Additional information:

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Superfast – Fibre to the cabinet (FTTC)

Mobile phone coverage

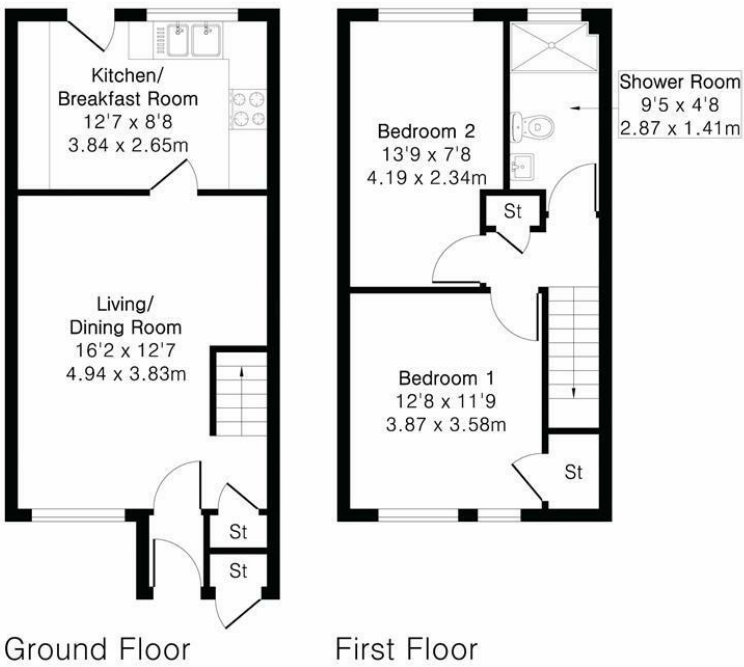
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Floorplan

Approximate Gross Internal Area 645 sq ft - 60 sq m

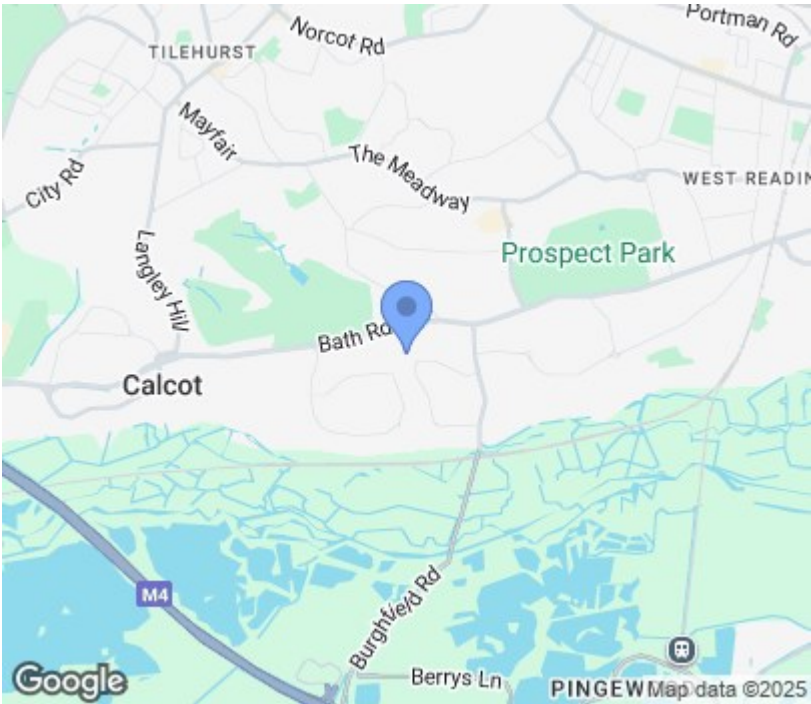
Ground Floor Area 334 sq ft – 31 sq m

First Floor Area 311 sq ft – 29 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

HASLAMs
Sales



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

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