



**Kirkstall Court**  
**Calcot, Reading, Berkshire RG31 7DL**

**Chain Free £300,000**

**CHAIN FREE:** A modern two bedroom townhouse situated at the end of a cul de sac in the sought after Beansheaf development in Calcot, close to Linear Park. The property has two bedrooms, a lounge/diner, fitted kitchen, family bathroom, covered porch, front garden with large shed and allocated off road parking. The property is ideally located for access to Reading town centre and junction 12 of the M4. EPC Rating C



## Kirkstall Court, Reading, Berkshire RG31 7DL

- Calcot
- End Town House
- Parking
- Ideal for first time buyers
- EPC Rating C
- Two Bedrooms
- Garden
- Chain Free
- Easy Access to J12 M4
- Council Tax band C

### Lounge/Dining Room

14'5" x 10'9" (4.4 x 3.3)



Carpeted living room, window to front, staircase and radiator.

### Kitchen

10'5" x 6'2" (3.2 x 1.9)



A modern tiled kitchen, sink under window with views over the garden. Electric oven and 4 ring hob with extractor and space for a fridge freezer and washing machine. Large storage cupboard.

### Bedroom One

11'5" x 9'2" (3.5 x 2.8)



Carpeted double bedroom, window to front, radiator. Cupboard housing water tank and double fitted wardrobe with hanging and shelf space.

### Bedroom Two

8'2" x 6'10" (2.5 x 2.1)



Carpeted large single bedroom, window to front, radiator.

### Bathroom

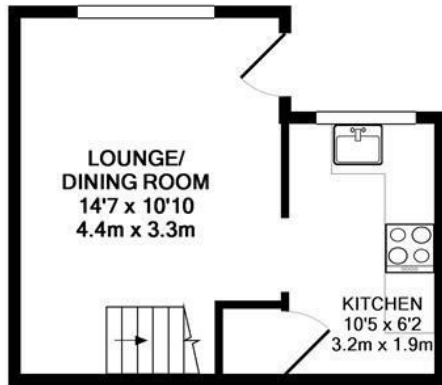


Tiled family bathroom with bath, sink, WC and electric shower over the bath.

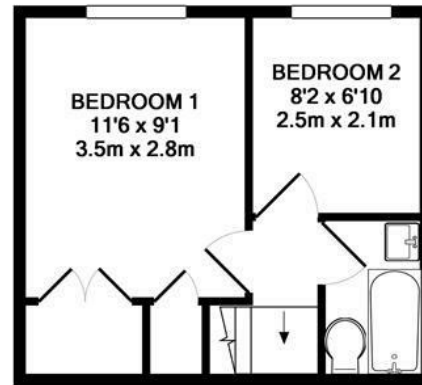
### Garden



To the front of the property is a small open garden, patio at top with large secure shed which has lighting and power sockets. There is a 2nd smaller shed at the bottom of the garden. It is small and would be easy to maintain and although not enclosed, it is at the end of the cul de sac and therefore relatively private.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>98</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>77</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

