



**Silbury Close  
Calcot, Reading, Berkshire RG31 7BQ**

**£325,000**

A spacious, well proportioned two bedroom end of terrace house. Situated to the west of Reading town centre in a sought after residential location providing easy access to public transport, Reading town centre, J12 M4, Theale and Newbury. The property boasts a large living room. Modern kitchen. Upstairs two bedrooms and a modern bathroom. Ample parking and enclosed private garden. Call now to book a time to view the space.

## Silbury Close, Reading, Berkshire RG31 7BQ

- Chain free
- End terrace
- Upstairs Bathroom
- Off street parking
- Council Tax Band C
- Easy access to Reading town Centre and the M4
- Two Bedrooms
- Spacious kitchen
- Garden
- EPC Rating C

### Entrance Hall

Entrance hall with stairs to first floor and door to living room.

### Living Room

14'5" x 10'8" (4.4 x 3.1)



A large and bright living room with wood effect laminate flooring, window to the front, and a door through to the kitchen.

### Kitchen

13'1" x 8'6" (4.0 x 2.6)



A modern kitchen with ample cupboard space and roll top worksurfaces, sink with drainer, large window and door to the garden, built in double oven, gas hob and extractor with space for washing machine and fridge freezer.

### Bedroom One

11'9" x 10'5" (3.6 x 3.2)



Carpeted double bedroom with window to the front of the property and built in double wardrobe.

### Bedroom Two

11'5" x 6'6" (3.5 x 2.0)



Carpeted bedroom with window overlooking the garden.

### Bathroom



A modern bathroom with WC, sink, bath with shower, heated towel rail and frosted window to the rear of the property.

### Garden



A good sized but easy to look after garden, mostly laid to lawn with patio and gated rear access.

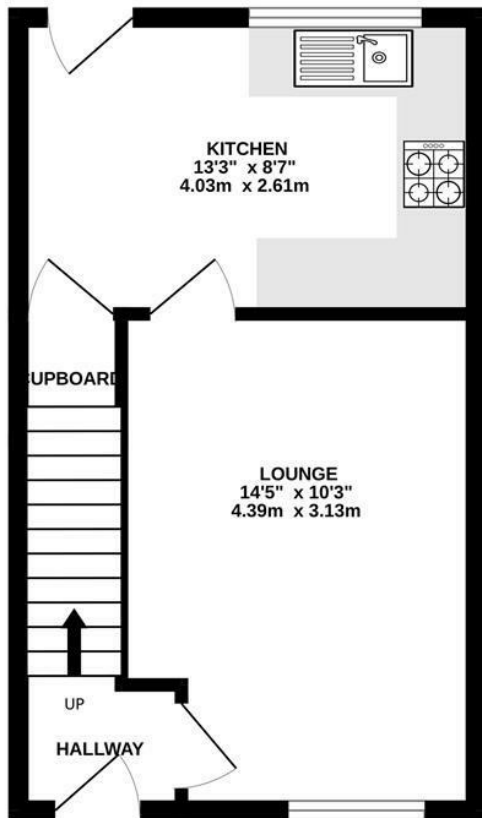
### Services

Water. Mains  
Drainage. Mains  
Electricity. Mains  
Heating. Gas

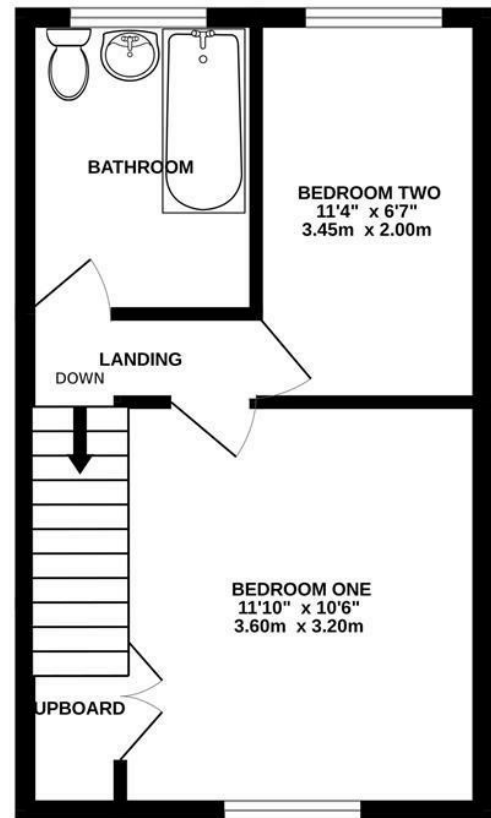
Mobile phone. The vendor is not aware of any specific restricted mobile phone coverage

Broadband. Ultrafast, obtained from Ofcom

GROUND FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



1ST FLOOR  
305 sq.ft. (28.3 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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>                                              |         | 86        |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                | 69      |           |
| (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>                                              |         |           |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                                                 |         |           |
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