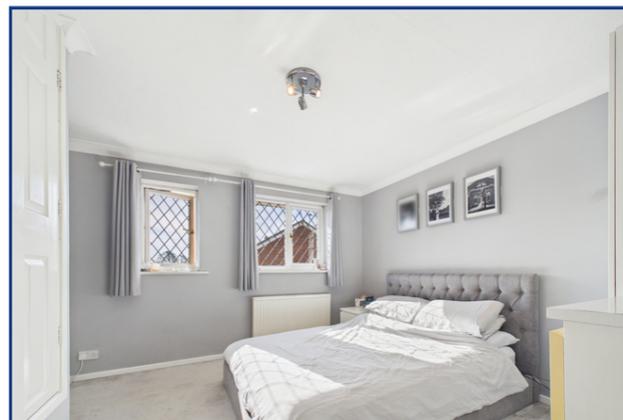
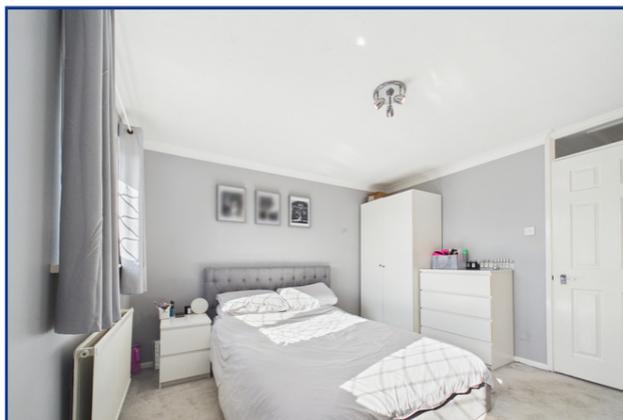
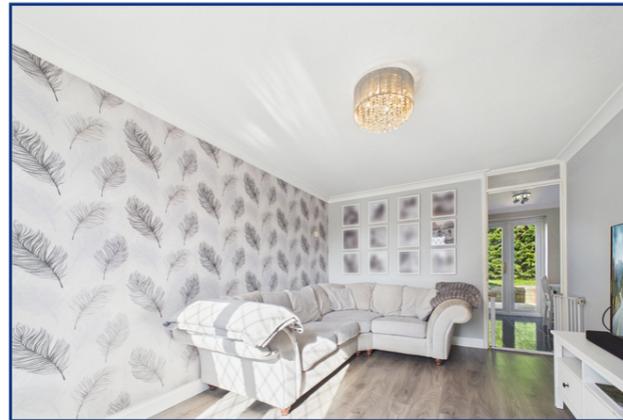


11 Calshot Place, Calcot, Reading, Berkshire. RG31 7DA.



4 Overdown Road
Berkshire
Reading RG31 6PR
Tel: 01189 412951
www.arins.co.uk



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RG31 7DA.

£375,000 Freehold

An attractive, well presented semi-detached house in a end of cul-de-sac position within the sought after Calcot area of Reading with excellent commuter links. The property benefits from having an attached garage with a personal door from the private rear garden. There is a driveway to the front and the front garden has been laid to stones, so it total there is parking for upto 2/3 cars. The property also benefits from uPVC double glazing and gas fired radiator central heating.

- Two Bedrooms
- Family Bathroom
- Kitchen Dining Room
- Attached Garage
- Parking Two Three Cars
- Private Rear Garden
- Quiet Cul De Sac
- Sought After Location

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



Approximate total area⁽¹⁾
715 ft²
Reduced headroom
8 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.

GIRAFFE360



Property Description

Ground Floor

Hallway

9' 2" x 5' 2" (2.79m x 1.57m)

Living Room

14' 6" x 10' 1" (4.42m x 3.07m)

Kitchen/Dining Room

13' 1" x 8' 6" (3.99m x 2.59m)

First Floor

Landing

6' 6" x 5' 0" (1.98m x 1.52m)

Master Bedroom

10' 0" x 11' 9" (3.05m x 3.58m)

Bedroom Two

11' 3" x 6' 6" (3.43m x 1.98m)

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Outside

Front Garden

Attached Garage

16' 7" x 7' 9" (5.05m x 2.36m)

Rear Garden

Council Tax Band

C

