



Pemberton Gardens, Calcot, Reading.

£315,000 Freehold

Arins Tilehurst - Offered to the market is this well presented two double bedroom mid terrace home. It is located in a desirable location at the end of quiet close, just a few steps away from Linear Park. The property benefits from excellent access to junction 12 of the M4 motorway, Sainsbury's, IKEA and various other shops, local schools and amenities, while being on a bus route leading to Reading town centre. Further accommodation includes a conservatory, a lounge dining room, a refitted kitchen, and a family bathroom. Other features include driveway parking, a garage in a block nearby, a beautifully landscaped rear garden, gas central heating and double glazed windows throughout.

- Two Double Bedrooms
- Lounge Dining Room
- Refitted Kitchen
- Refitted Bathroom
- Driveway Parking
- Garage
- Landscaped Rear Garden
- Close to Linear Park





TOTAL FLOOR AREA: 673 sq.ft. (62.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplans 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.  
 Made with Metview 6.0009

## Property Description

### Ground Floor

#### Entrance Hall

Telephone point, stairs leading to first floor, understairs storage, double radiator, laminated wood flooring.

#### Lounge Dining Room

12' 00" x 13' 00" (3.66m x 3.96m) Glass sliding doors leading to conservatory, double radiator, laminated wood flooring.

#### Kitchen

5' 10" x 11' 7" (1.78m x 3.53m) Front aspect double glazed window, range of base and eye level units, single bowl sink with draining board, gas hob with extractor hood, fan oven, space for fridge freezer, space for washing machine, boiler, laminated wood flooring, partly tiled walls.

### Conservatory

9' 10" x 8' 4" (3.00m x 2.54m) French doors leading to rear garden, double radiator, laminated wood flooring.

### First Floor

#### Landing

Offers access to both bedrooms, the bathroom and the loft.

#### Bedroom One

8' 10" x 9' 3" (2.69m x 2.82m) Two front aspect double glazed windows, built in wardrobe, single radiator, airing cupboard.

#### Bedroom Two

12' 00" x 8' 10" (3.66m x 2.69m) Rear aspect double glazed window, single radiator.

### Bathroom

5' 6" x 6' 2" (1.68m x 1.88m) Low level wc, pedestal basin, panel enclose bath with electric shower, heated towel rail, downlights, extractor fan, tiled walls.

### Outside

#### Rear Garden

Beautifully landscaped fence enclosed rear garden that comprises of a good size patio at the rear of the property that leads onto the lawn. The garden benefits from great privacy and a rear access.

#### Parking

Driveway parking for one vehicle.

### Garage

Single garage in block nearby with an up and over garage door and loft space for storage.

### Council Tax Band

C