



**Carters Rise, Calcot, Reading.**

**£400,000 Freehold**



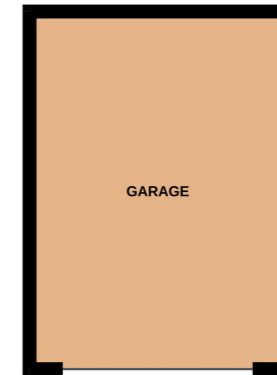
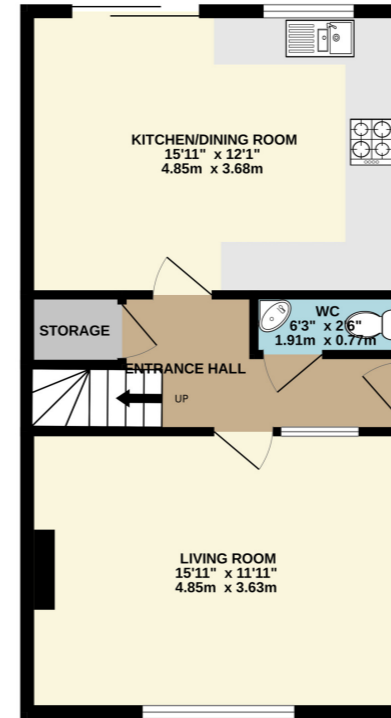
Arins Tilehurst - Offered to the market is this well presented, three bedroom semi detached home. The property has excellent access to a bus route leading to Reading town centre, has great access to junction 12 of the M4 motorway, while being close to various primary and secondary schools, as well as being within walking distance to the brilliant Linear Park. Further accommodation includes a lounge, a refitted kitchen/dining room, a downstairs WC and a first floor family bathroom. Other features include double glazed windows, gas central heating, an enclosed rear garden, and a garage located in a nearby block.

- Three Bedrooms
- Refitted Kitchen / Diner
- Downstairs WC
- Enclosed Rear Garden
- Garage in Nearby Block
- Close to A4 & M4 Motorway
- Close to Linear Park
- Gas Central Heating

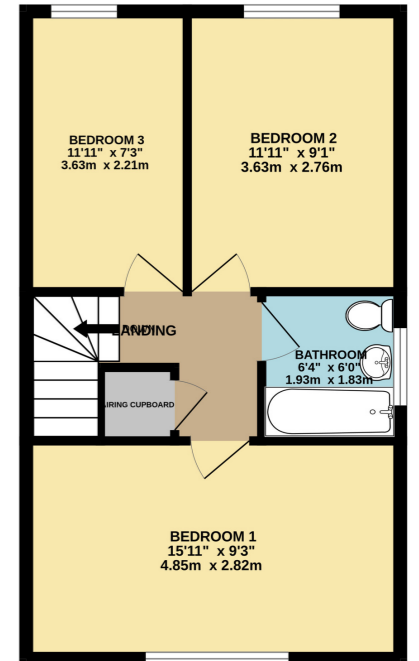




GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
438 sq.ft. (40.7 sq.m.) approx.



TOTAL FLOOR AREA : 1075 sq.ft. (99.9 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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Property Description

Ground Floor

Entrance Hall

Laminate wood flooring, understairs storage, stairs leading to first floor, double radiator.

Living Room

15' 11" x 11' 11" (4.85m x 3.63m) Front aspect double glazed window, laminate wood flooring, television point, double radiator.

Kitchen Diner

15' 11" x 12' 1" (4.85m x 3.68m) Rear aspect double glazed window, sliding doors into garden, range of base and eye level units, one and a half sink with drainer, gas hob with double oven and extractor hood, built in microwave, fridge freezer and dishwasher, tiled flooring, single radiator, downlights, home to boiler.

Downstairs WC

6' 3" x 2' 6" (1.91m x 0.76m) Side aspect double glazed window, low level wc, wash basin, tiled flooring, partly tiled walls.

First Floor

Landing

Access to all first floor rooms, airing cupboard, loft hatch.

Bedroom One

15' 11" x 9' 3" (4.85m x 2.82m) Front aspect double glazed window, single radiator.

Bedroom Two

11' 11" x 9' 1" (3.63m x 2.77m) Rear aspect double glazed window, single radiator.

Bedroom Three

11' 11" x 7' 3" (3.63m x 2.21m) Rear aspect double glazed window, single radiator, telephone point.

Bathroom

6' 4" x 6' 0" (1.93m x 1.83m) Side aspect double glazed window, low level wc, pedestal wash basin, heated towel rail, tiled walls and flooring, downlights.

Outside

Garden

Enclosed rear garden with side access to front of property.

Garage

Single garage located in a nearby block.

Council Tax Band

