# Barclay Road, Calcot, Reading.



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# Barclay Road, Calcot, Reading.

Arins Tilehurst - Offered to the market set down a quiet cul-de-sac is this well presented two bedroom end of terrace property. The property is on the doorstep of the beautiful Linear Park, while having excellent access to junction 12 of the M4 motorway, Sainsburys, IKEA, plus various other local shops, schools and amenities, as well as being close to a bus route leading into Reading town centre. Further accommodation includes a lounge diner, refitted kitchen, and a first floor refitted family bathroom. Other features include gas central heating, double glazed windows, off road parking for multiple vehicles, and an enclosed rear garden.

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 firms employment has the authority to make or give any representation or warrantly in respect of the property.



# £310,000 Freehold

- Two Bedrooms
- Living Room
- Refitted Kitchen
- Refitted Bathroom
- Driveway Parking
- Enclosed Rear Garden
- Close to Bus Routes
- Close to A4 & M4 Motorway







GROUND FLOOR

# **Ground Floor**

## **Entrance Hall**

Access to all ground floor rooms, single radiator.

# Living Room

17' 8" x 11' 11" (5.38m x 3.63m) Rear aspect double glazed window, French doors into rear garden, television point, double radiator.

### Kitchen

8' 2" x 7' 10" (2.49m x 2.39m) Front aspect double glazed window, range of base and eye level units, single bowl with drainer, extractor hood, space for white goods, downlights, laminate flooring, home to boiler.

# **First Floor**

## Landing

Access to all first floor rooms, loft hatch to partially boarded loft.

### **Bedroom One**

11' 6" x 9' 9" (3.51m x 2.97m) Rear aspect double glazed window, single radiator, built in wardrobe, television point.

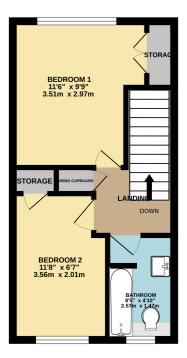
### **Bedroom Two**

11' 8" x 6' 7" (3.56m x 2.01m) Front aspect double glazed window, single radiator, built in storage.

### Bathroom

8' 5" x 4' 10" (2.57m x 1.47m) Front aspect double glazed window, heated towel rail, panel enclosed bath with shower, low level wc, wash basin with vanity unit, downlights, tiled walls.

1ST FLOOR





## Outside

### **Front Garden**

Off road parking for multiple vehicles, side access into rear garden.

### **Rear Garden**

Fence enclosed rear garden with patio area leading onto lawned area.

### **Council Tax Band**

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