



Lilac Walk, Calcot, Reading, Berkshire. RG31.

£1,650 pcm

Arins Property Services - Offered to the rental market is this End of Terrace three bedroom house in quiet walk in Calcot. To the ground floor is entrance hall, WC, kitchen/breakfast room, two reception rooms with three bedrooms and family bathroom to the first floor. There is an enclosed rear garden and garage in block. The property comes unfurnished with appliances and is available the beginning of June.

- End of Terrace
- Three Bedrooms
- Kitchen / Breakfast Room
- Two Reception Rooms
- Downstairs WC
- Family Bathroom
- Enclosed Garden
- Garage in Nearby Block







Property Description

Ground Floor

Entrance Hall

Access to WC, Kitchen / Breakfast Room, and Lounge / Diner.  
Small understairs cupboard. Storage Cupboard.

Kitchen / Breakfast Room

11' 4" x 9' 7" (3.45m x 2.92m)  
Front aspect double glazed window. Range of matching base and wall units with worksurface over. Fitted sink and drainer. Gas hob. Oven. Extractor. Space for breakfast table.

WC

Side aspect double glazed window. Low level WC. Wash hand basin.

Lounge / Diner

16' 5" x 13' 11" (5.00m x 4.24m)  
Side aspect double glazed window. Rear aspect double glazed window to further Reception Room. Double doors to further Reception Room. Stairs to First Floor.

Rear Reception Room

15' 8" x 9' 4" (4.78m x 2.84m)  
Rear aspect double glazed window. Rear double glazed doors to Enclosed Rear Garden.

First Floor

Landing

Access to all Three Bedrooms and Family Bathroom. Airing Cupboard. Over stairs storage cupboard.

Bedroom One

12' 2" x 9' 2" (3.71m x 2.79m)  
Rear aspect double glazed window. Single built in wardrobe. Double built in wardrobe.

Bedroom Two

10' 2" x 9' 1" (3.10m x 2.77m)  
Front aspect double glazed window.

Bedroom Three

8' 7" x 6' 11" (2.62m x 2.11m)  
Rear aspect double glazed window.

Family Bathroom

Front aspect double glazed window. Corner shower unit. Wash hand basin. Low level WC. Bidet.

Outside

Rear Garden

Enclosed courtyard style Rear Garden. Back gate.

Garage

Garage in nearby block.

Council Tax Band

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