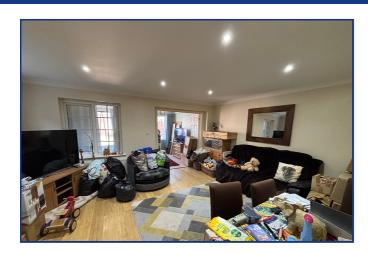
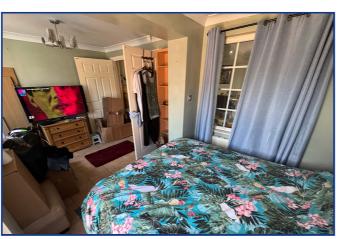
Lilac Walk, Calcot, Reading, Berkshire. RG31.

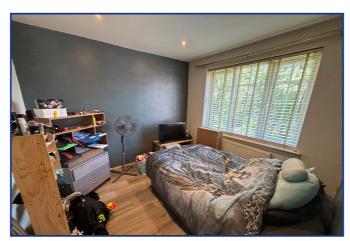


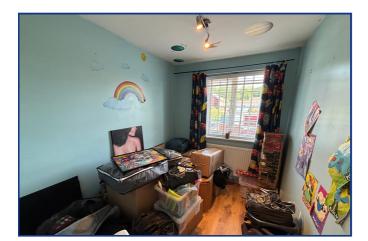
4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk















Lilac Walk, Calcot, Reading, Berkshire. RG31.

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.

sulars, 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 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 he 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 warranty in respect of the property.





£1,650 pcm

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



GROUND FLOOR 553 sq.ft. (51.4 sq.m.) approx.



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

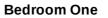
15' 8" x 9' 4" (4.78m x 2.84m) Rear aspect double glazed window. Rear double glazed doors to Enclosed Rear Garden.

First Floor

Landing

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





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.

BEDROOM 3 87" x 6'11" 2.62m x 2.11m BEDROOM 1 12'2" x 9'2" 3.70m x 2.79m BEDROOM 2 10'2" x 9'11" 3.10m x 3.02m

1ST FLOOR 393 sq.ft. (36.5 sq.m.) approx.

OTAL FLOOR AREA : 946 sq.ft. (87.9 sq.m.) a

Outside

Rear Garden

Enclosed courtyard style Rear Garden. Back gate.

Garage

Garage in nearby block.

Council Tax Band

С

