

Fernhurst Road, Calcot, Reading, Berkshire. RG31 7EA.



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£1,700 pcm

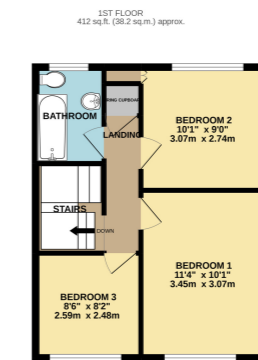
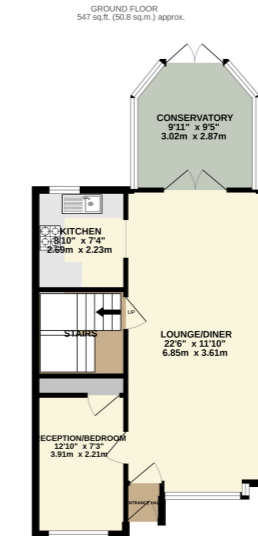
Arins Property Services - Available from the 23rd September is this delightful three bedroom terraced property. Situated in a fantastic location providing great access to the A4 Bath road leading towards Newbury and junction 12 of the M4 motorway, as well as being within walking distance of Linear park, various local shops and amenities including a large Sainsburys super store and Ikea. Further accommodation includes lounge, dining room, Study, Conservatory and a first floor bathroom. Other features include gas central heating, double glazed windows, driveway parking and enclosed rear garden.

- Three Bedrooms
- Family Bathroom
- Living Room
- Kitchen
- Garden
- Driveway Parking
- Conservatory
- Close to M4 Motorway
- Close to Linear Park

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



TOTAL FLOOR AREA: 959 sq ft (89.1 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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

Living Room

11' 10" x 22' 6" (3.61m x 6.86m) Front Aspect double glazed window, TV point, access to the dining room leading into the Conservatory and onto large enclosed rear garden.

Kitchen

7' 4" x 8' 10" (2.24m x 2.69m) Rear Aspect double glazed window, a range of eye level and base level units, fridge/freezer, gas hob, washing machine, and a single bowl sink.

Study/Box Room

7' 3" x 12' 10" (2.21m x 3.91m) Front aspect double glazed window, single radiator, and access to the living room.

Conservatory

9' 11" x 9' 5" (3.02m x 2.87m)

1st Floor

Master Bedroom

10' 1" x 11' 4" (3.07m x 3.45m) Front aspect double glazed windows, single radiator and built in triple wardrobe.

Bedroom 1

8' 6" x 8' 2" (2.59m x 2.49m) Front aspect double glazed windows, built in cupboards.

Bedroom 2

10' 1" x 9' 0" (3.07m x 2.74m) Rear aspect double glazed windows, built in double wardrobe, single radiator.

Family Bathroom

7' 7" x 5' 6" (2.31m x 1.68m) Rear aspect double glazed windows, bath and shower, hand wash basin and WC

Outside

Driveway

Driveway parking for multiple cars.

Garden

Beautiful fence enclosed rear garden, patio area leading down to good sized lawn and storage shed

Important Note

Photos and Virtual Tour from when property first Let in February 2022.

Council Tax Band

D

