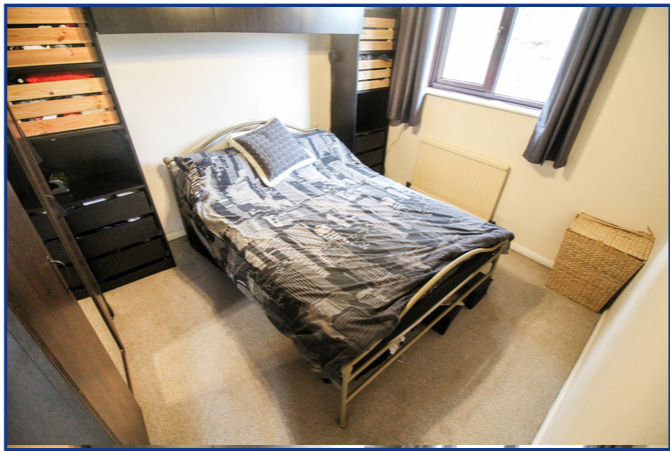
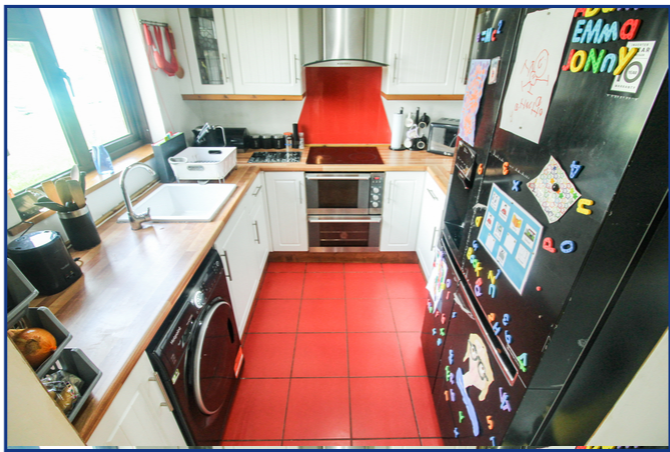


50 Carters Rise, Calcot, Reading, Berkshire. RG31 7YT.



4 Overdown Road
Berkshire
Reading RG31 6PR
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50 Carters Rise, Calcot, Reading, Berkshire.
RG31 7YT.

£300,000 Freehold

Offered to the market is this nicely presented three bedroom end of terrace home. The property is close to a bus route leading directly to Reading town centre, has excellent access to the A4 which leads to junction 12 of the M4 motorway, is a short walk to Kennet Valley Primary school, while being a short drive to Calcot retail park which includes IKEA plus various other local shops and amenities, as well as being within walking distance of Linear Park. Further accommodation includes a lounge, fitted kitchen and first floor bathroom. Other features include double glazed windows, gas central heating, an enclosed rear garden and a single garage in a block.

- Three Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Garage in Nearby Block
- Southerly Facing Rear Garden
- Double Glazed Windows
- Gas Central Heating
- 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.

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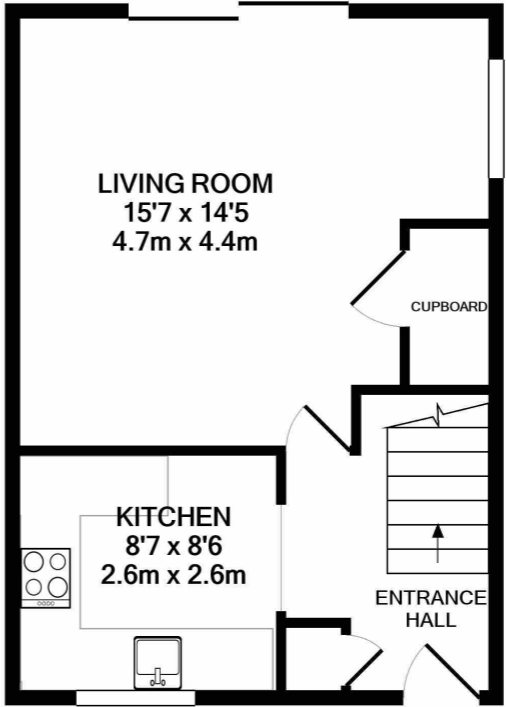


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

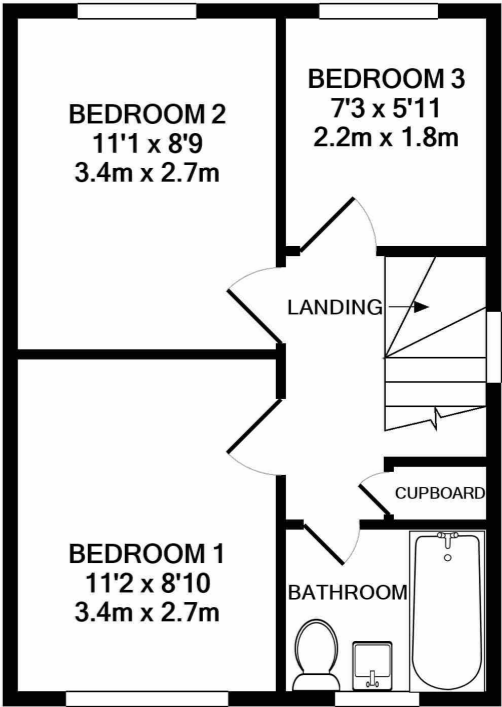
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GROUND FLOOR
APPROX. FLOOR
AREA 348 SQ.FT.
(32.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 349 SQ.FT.
(32.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 697 SQ.FT. (64.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Hallway

Laminate wood flooring, double radiator, storage cupboard.

Lounge

15' 7" x 14' 5" (4.75m x 4.39m) Side aspect double glazed window, two double radiators, laminate wood flooring, television point, storage cupboard, sliding doors into rear garden.

Kitchen

8' 7" x 8' 6" (2.62m x 2.59m) Front aspect double glazed window, tiled flooring, single sink, electric hob with extractor hood, double oven, space for washing machine, space for large fridge freezer,

range of base and eye level units.

First Floor

Landing

Access to all first floor rooms, side aspect double glazed windows, airing cupboard.

Bedroom One

11' 2" x 8' 10" (3.40m x 2.69m) Front aspect double glazed window, double radiator.

Bedroom Two

11' 1" x 8' 9" (3.38m x 2.67m) Rear aspect double glazed window, single radiator, television point.

Bedroom Three

7' 3" x 5' 11" (2.21m x 1.80m) Rear aspect double glazed window, single radiator.

Bathroom

6' 1" x 5' 10" (1.85m x 1.78m) Front aspect double glazed window, vinyl flooring, tiled walls, heated towel rail, panel enclosed bath with shower, low level wc, wash basin, extractor fan.

Outside

Rear Garden.

South facing fence enclosed rear garden. Patio area leading onto nice lawn with shed at rear. Side access to front of property.

Garage

Garage located in a nearby block. Up and over garage door.

Council Tax Band

