

8 Caistor Close, Calcot, Reading, Berkshire.  
RG31 7AY.

£1,050 pcm

Arins Tilehurst - Offered to the market with no onward chain complications is this one bedroom end of terrace property. The property has excellent access to junction 12 of the M4 motorway, is on bus route leading to Reading centre, while being close to Sainsbury's superstore, Ikea and various other local shops and amenities, as well as being within walking distance of Linear Park. Further accommodation includes a lounge, kitchen and a first floor bathroom. Other features include double glazed windows, fence enclosed garden, and allocated parking.

- One Bedroom House
- Allocated Parking Space
- Private Garden
- Gas Central Heating
- Close to A4 & M4 Motorway
- Amenities Nearby
- Cul De Sac
- No Onward Chain



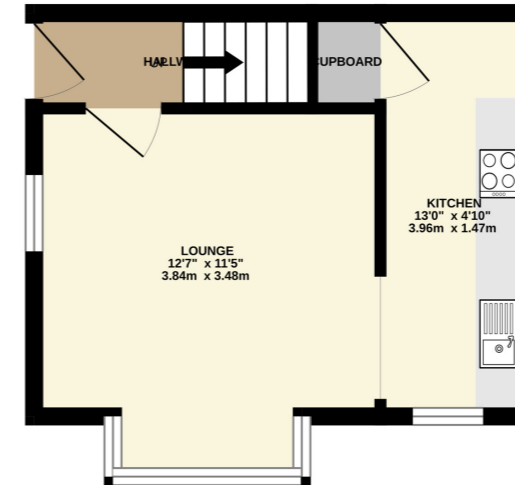
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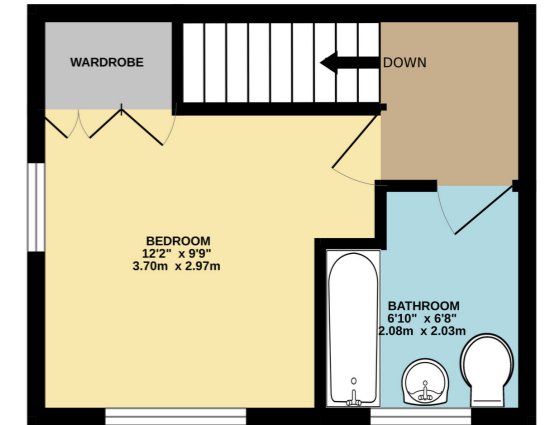
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GROUND FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



1ST FLOOR  
212 sq.ft. (19.7 sq.m.) approx.



CAISTOR CLOSE  
TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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

#### Entrance Hall

Laminate wood flooring, single radiator, stairs leading to first floor.

#### Lounge

12' 7" x 11' 5" (3.84m x 3.48m) Front and side aspect double glazed window, laminate wood flooring, television point, telephone point, double radiator.

#### Kitchen

13' 0" x 4' 10" (3.96m x 1.47m) Side aspect double glazed window, laminate wood flooring, range of base and eye level units, electric hob with oven and extractor fan, single bowl with drainer, understairs storage, space for white goods.

### First Floor

#### Landing

Access to both first floor rooms, loft hatch.

#### Master Bedroom

12' 2" x 9' 9" (3.71m x 2.97m) Front and side aspect double glazed window, single radiator, built in wardrobe, telephone point.

#### Bathroom

6' 10" x 6' 8" (2.08m x 2.03m) Front aspect double glazed window, panel enclosed bath with shower, pedestal wash basin, low level wc, double radiator, vinyl flooring, partly tiled walls.

### Outside

#### Parking

Allocated parking space located a short distance from the property.

#### Garden

Fence enclosed garden space located near parking area.

### Council Tax Band

B

