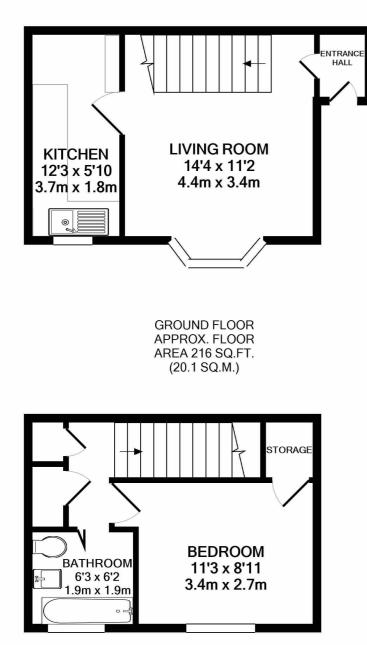


4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk



Caistor Close, Calcot, Reading.

Offered to the market with no onward chain complications is this one bedroom house. 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, lkea and various other local shops and amenities, aswell 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, storage cupboards, and two allocated parking spaces.



1ST FLOOR APPROX. FLOOR AREA 199 SQ.FT. (18.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 415 SQ.FT. (38.5 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 Made with Metropix ©2021

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





£210,000 Freehold

- One Bedroom
- Bay Fronted Window
- Bathroom
- Two Allocated Parking Spaces
- No Onward Chain
- Cul De Sac
- Double Glazed Windows
- Close to M4 Motorway









Property Description

Ground Floor

Porch

Lounge

14' 4" x 11' 2" (4.37m x 3.40m) Front aspect double glazed bay window, television point, telephone point, stairs leading to first floor.

Kitchen

12' 3" x 5' 10" (3.73m x 1.78m) Front aspect double glazed window, single sink with drainer, vinyl flooring, range of base and eye level units, partly tiled walls, space for white goods, breakfast bar.

First Floor

Landing

Access to all first floor rooms, airing cupboard, storage cupboard.

Bedroom

11' 3" x 8' 11" (3.43m x 2.72m) Front aspect double glazed window, storage cupboard.

Bathroom

6' 3" x 6' 2" (1.91m x 1.88m) Front aspect double glazed window, vinyl flooring, low level wc, pedestal wash basin, panel enclosed bath, partly tiled walls.





Outside

Front Garden

Well maintained front garden, mostly lawn with path leading up to front door.

Parking

Two allocated parking spaces located nearby in a block.

Council Tax Band