

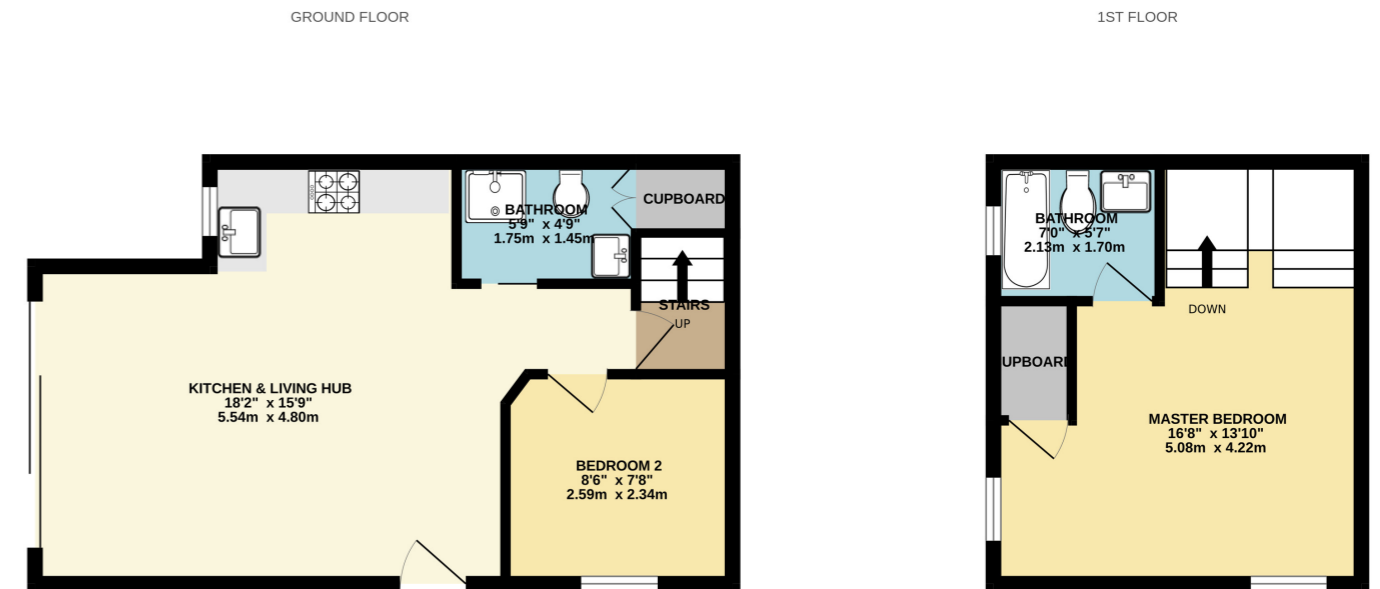


Hatfield Court, Calcot, Reading.

£325,000 Freehold

Arins Property Services - Offered to the market with no onward chain complications is this extremely well presented, extended two double bedroom cluster house set down a lovely quiet cul-de-sac. The property has excellent access to junction 12 of the M4 motorway, is on a bus route leading to Reading centre, while being close to Sainsbury's superstore, Next, Ikea and various other shops, amenities and schools, as well as being within walking distance to the popular Linear Park. Further accommodation includes an open plan lounge dining kitchenette, a downstairs bedroom / study, and two bathrooms. Other features include gas central heating, double glazed windows, allocated parking spaces, and an enclosed rear garden.

- Two Bedrooms
- Two Bathrooms
- Open Plan Lounge/Kitchen/Dining Room
- No Onward Chain
- Allocated Parking Spaces
- Enclosed Rear Garden
- Close to Public Transport Links
- Close to A4 & M4 Motorway



HATFIELD COURT

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

Lounge Kitchen Dining Area

18' 2" x 15' 9" (5.54m x 4.80m) Two skylights, two double radiators, television point, sliding doors into garden, side aspect double glazed window, range of base and eye level units, electric hob with extractor and oven, single bowl, built in fridge freezer, built in dishwasher, home to boiler.

Bedroom Two / Study

8' 6" x 7' 8" (2.59m x 2.34m) Front aspect double glazed window, double radiator, television point.

Shower Room

5' 9" x 4' 9" (1.75m x 1.45m) Shower, low level wc, wash basin with vanity unit, tiled flooring and walls, storage cupboard.

First Floor

Bedroom One

16' 8" x 13' 10" (5.08m x 4.22m) Front and side aspect double glazed window, double radiator, storage cupboard, loft hatch.

Ensuite

7' 0" x 5' 7" (2.13m x 1.70m) Side aspect double glazed window, low level wc, wash basin with vanity unit, panel enclosed bath with shower, heated towel rail, tiled flooring.

Outside

Parking

Two allocated parking spaces.

Rear Garden

Fence enclosed rear garden, composite decked area, with steps to raised lawn area.

Council Tax Band

B