

Calshot Place, Calcot, Reading, Berkshire. RG31.



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£350,000 Freehold

Arins Property Services are delighted to offer to the market is this extended two bedroom semi detached home, the property is situated in a quiet cul-de-sac. Located close to various local shops and schools with excellent access to junction 12 of the M4 motorway and is on a bus route leading to Reading town centre. Further accommodation includes an extended lounge/dining area, conservatory, kitchen, downstairs wc, garage, Two double bedrooms upstairs and a family bathroom. Other features include gas central heating, double glazed windows, driveway parking and enclosed rear garden with side access.

- Two Double Bedrooms
- Semi-Detached House
- Downstairs WC
- Extended
- Driveway Parking & Garage
- Cul-De-Sac location

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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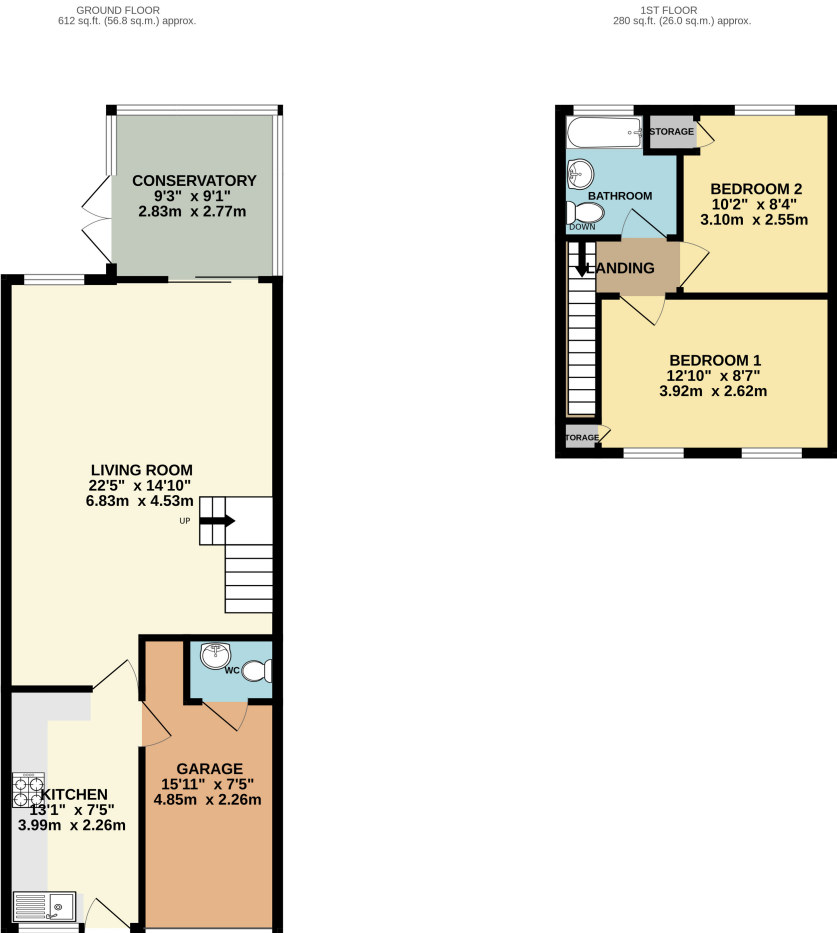


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Property Description

Ground Floor

Kitchen

7' 5" x 13' 1" (2.26m x 3.99m)

Living Room

14' 11" x 22' 5" (4.55m x 6.83m)

Conservatory

9' 1" x 9' 3" (2.77m x 2.82m)

Garage

7' 5" x 12' 5" (2.26m x 3.78m)

First Floor

Bedroom One

12' 10" x 8' 7" (3.91m x 2.62m)

Bedroom Two

8' 4" x 10' 2" (2.54m x 3.10m)

Bathroom

6' 6" x 7' 0" (1.98m x 2.13m)

Outside Space

Driveway Parking

Enclosed Rear Garden

with side access

Council Tax Band

C