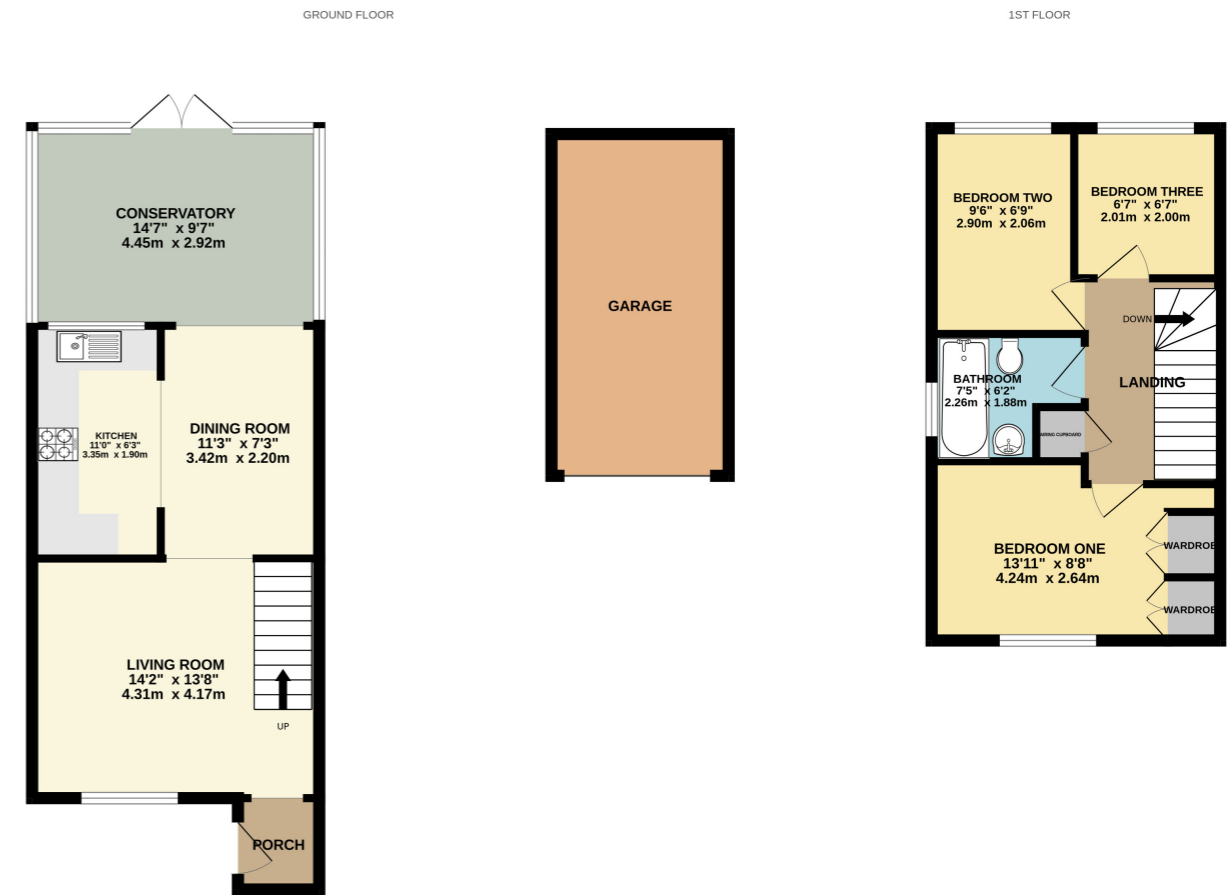


Pemberton Gardens, Calcot, Reading.

£365,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, three bedroom end of terrace home. The property is a short walk from Linear Park and benefits from excellent access to junction 12 of the M4 motorway, Sainsbury's, IKEA and various other shops, local schools and amenities, while being on a bus route leading to Reading town centre. Further accommodation includes a spacious conservatory, a living room, a dining room, a refitted kitchen, and a family bathroom. Other features include a garage in a block nearby, a beautifully maintained rear garden, gas central heating and double glazed windows throughout.

- Three Bedrooms
- Two Reception Rooms
- Conservatory
- Refitted Kitchen
- Refitted Bathroom
- Garage
- Close to Linear Park
- Close to A4 & M4 Motorway



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

Porch

Laminated wood flooring, electrical unit.

Living Room

13' 8" x 14' 2" (4.17m x 4.32m) Front aspect double glazed window, TV point, telephone point, double radiator, laminated wood flooring, stairs leading to first floor.

Dining Room

7' 3" x 11' 3" (2.21m x 3.43m) Single radiator, access to kitchen, laminated wood flooring.

Conservatory

14' 7" x 9' 7" (4.45m x 2.92m) French floors leading to patio, laminated wood flooring, underfloor heating.

Kitchen

6' 3" x 11' 0" (1.91m x 3.35m) Rear aspect double glazed window, range of base and eye level units, built in oven, electric hob with extractor hood, 1.5 bowl sink with draining board, partly tiled walls, space for fridge freezer, space for washing machine, laminated wood flooring.

First Floor

Landing

Offers access to all first floor rooms, the loft and the airing cupboard.

Bedroom One

13' 11" x 8' 8" (4.24m x 2.64m) Front aspect double glazed windows, two fitted wardrobes, single radiator.

Bedroom Two

6' 9" x 9' 6" (2.06m x 2.90m) Rear aspect double glazed

window, single radiator.

Bedroom Three

6' 7" x 6' 7" (2.01m x 2.01m) Rear aspect double glazed window, single radiator.

Family Bathroom

7' 5" x 6' 2" (2.26m x 1.88m) Side aspect double glazed window, low level wc, wash basin with vanity unit, panel enclosed bath with electric shower, single radiator, shaving point, tiled floor and partly tiled walls.

Outside

Garden

Beautifully maintained rear garden that comprises of a patio to the rear of the property that leads onto a separate lawn surrounded by flower beds. The property also benefits from a side access and a large garden shed at the rear of the garden.

Parking

Single garage in block nearby, the owner currently also parks a car in front of the garage. There is also ample parking available at the front of the property.

Council Tax Band

C

