



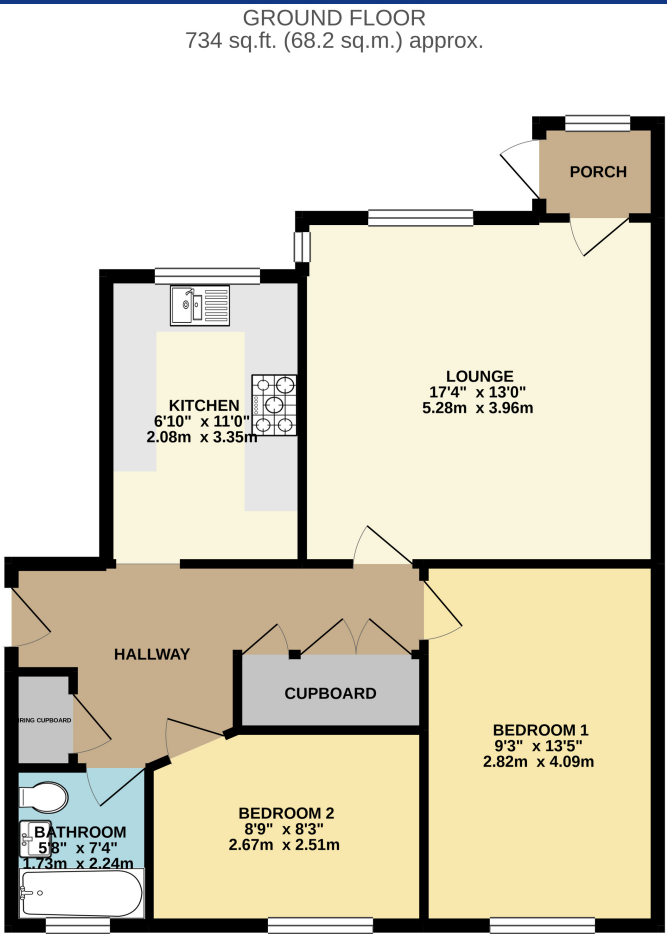
Halpin Close, Calcot, Reading.

£240,000 Leasehold

Offered to the market is this well presented two bedroom ground floor maisonette. The property has excellent access to junction 12 of the M4 motorway, Sainsbury's, IKEA plus various other shops, local schools and amenities, while being close to a bus route leading to Reading town centre, as well as being within walking distance to the beautiful Linear Park. The property comprises of two bedrooms, a refitted kitchen, a refitted bathroom and a good sized living area. Other features include gas central heating, double glazed windows, two gardens area, and a garage in a nearby block.

- Two Bedrooms
- Lounge
- Refitted Kitchen
- Refitted Bathroom
- Close to M4 Motorway
- Close to Linear Park
- 900+ Year Lease
- Garage in Nearby Block





Property Description

Ground Floor

Hallway

Laminate wood flooring, double radiator, storage cupboards, airing cupboard, entrance to all rooms.

Lounge

17' 4" x 13' 0" (5.28m x 3.96m) Front and side aspect double glazed windows, laminate wood flooring, television point, telephone point, two double radiators.

Kitchen

11' 0" x 6' 10" (3.35m x 2.08m) Vinyl flooring, range of base and eye level units, front aspect double glazed window, one and a half sink with drainer, five ring gas hob with extractor hood and pyrolytic oven, built in dishwasher and washing machine, space for fridge freezer, partly tiled walls.

Bedroom One

13' 5" x 9' 3" (4.09m x 2.82m) Rear aspect double glazed window, double radiator.

Bedroom Two

8' 9" x 8' 3" (2.67m x 2.51m) Rear aspect double glazed window, single radiator.

Bathroom

7' 4" x 5' 8" (2.24m x 1.73m) Vinyl flooring, low level wc, wash basin with vanity unit, panel enclosed bath with shower, heated towel rail, downlights, rear aspect double glazed window, extractor fan, partly tiled walls.

Outside

Front Garden

Lovely lawn area surrounded by a picket fence out the front of the property.

Rear Garden

Fence enclosed rear garden, with a well laid patio.

Council Tax Band