

9 Vanlore Way, Calcot, Reading, Berkshire. RG31
4XH.



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4XH.

£299,950 Freehold

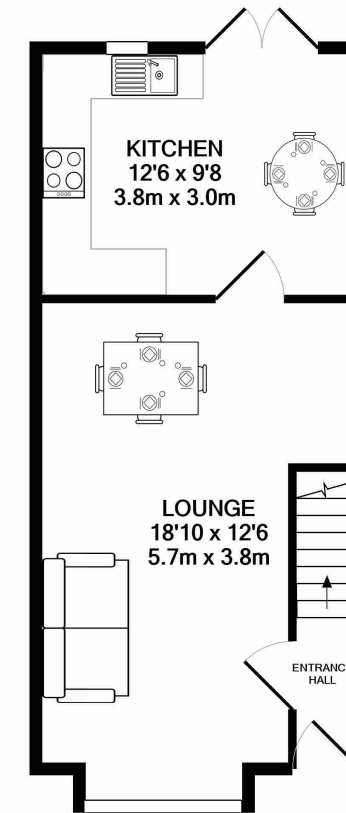
Offered to the market with no onward chain complications is this two bedroom semi detached home. The property has excellent access to junction 12 of the M4 motorway, is close to a local primary school, while being on a bus route which leads to Reading town centre and is a reasonable distance from various local amenities. Further accommodation includes a lounge, kitchen and a first floor bathroom. Other features include double glazed windows, gas central heating, a large enclosed rear garden, and a garage.

- No Onward Chain
- Two Double Bedrooms
- Large Enclosed Rear Garden
- Driveway
- Garage
- Gas Central Heating
- Double Glazed Windows
- Close to M4 Motorway

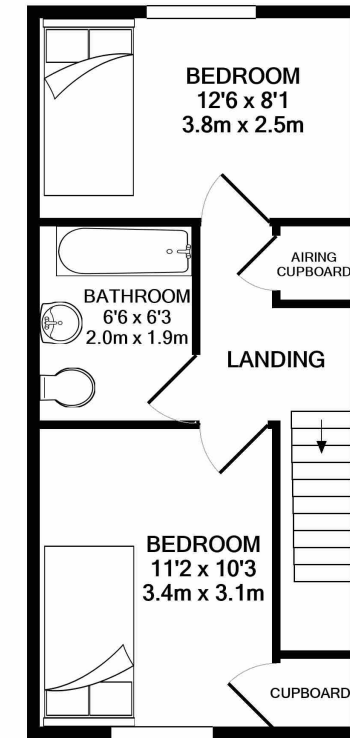
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as 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.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



GROUND FLOOR
APPROX. FLOOR
AREA 357 SQ.FT.
(33.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 347 SQ.FT.
(32.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 704 SQ.FT. (65.4 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
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Property Description

Ground Floor

Entrance Hall

Laminate wood flooring, single radiator, access into living room, stairs leading to first floor.

Living Room

18' 10" x 12' 6" (5.74m x 3.81m) Laminate wood flooring, front aspect double glazed bay fronted window, double radiator.

Kitchen

12' 6" x 9' 8" (3.81m x 2.95m) Vinyl flooring, partly tiled walls, double radiator, range of eye and base level units, single sink with drainer, gas hob with oven and overhead extractor fan, home to combi boiler, plumbing for washing machine dishwasher, space for fridge freezer, rear aspect double glazed window, French doors leading into garden, extractor fan.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom One

11' 2" x 10' 3" (3.40m x 3.12m) Front aspect double glazed window, single radiator, storage cupboard, laminate wood flooring.

Bedroom Two

12' 6" x 8' 1" (3.81m x 2.46m) Rear aspect double glazed window, single radiator, laminate wood flooring.

Bathroom

6' 6" x 6' 3" (1.98m x 1.91m) Vinyl flooring, extractor fan, panel enclosed bath, partly tiled walls, low level wc, pedestal hand basin, single radiator.

Outside

Driveway

Parking for at least two cars with separate lawn, garage attached to property aswell with side access into rear garden.

Rear Garden

Small patio area with large lawn area round side and rear of property.

Garage

Up and over metal door, light and power, access from rear garden and driveway.

Council Tax Band

