

4 Overdown Road Berkshire Reading RG31 6PR Tel: 01189 412951 www.arins.co.uk

















Pemberton Gardens, Calcot, Reading, Berkshire. RG31 7DY.

£365,000 Freehold

Arins Property Services- Offered to the market is in our opinion, a very well presented three bedroom mid terrace property. 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 on the doorstep of the beautiful Linear Park. Further accommodation includes a lounge, study, shower/utility room, refitted kitchen dining area, and a refitted first floor family bathroom. Other features include gas central heating, double glazed windows, enclosed rear garden, garage in block with parking to front.

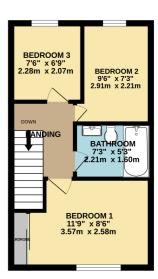
- Three Bedrooms
- Kitchen / Diner
- Lounge
- Shower / Utility Room
- Study
- Garage in a Block
- Enclosed Rear Garden
- Close to M4 Motorway
- Family Bathroom & a W/C







GROUND FLOOR 502 sq.ft. (46.7 sq.m.) approx 1ST FLOOR 310 sq.ft. (28.8 sq.m.) approx



TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measure of doors, windows, rooms and any other fiems are approximate and no responsibility is taken for any orisosion or mis-statement. This plan is for illustrative purposes only and should be used as such by prospecting protection protection. Protection are dependent and applications of short have not been treated and no great the statement of the protection protection. Protection are statement and applications of the protection protection protection.

Property Description

Ground Floor

Porch

Front aspect double glazed windows. Main front door. Access to WC. Opening to Kitchen.

Lounge

12'11" x 9'9" (3.94m x 2.97m)

Rear aspect double doors to Rear Garden. Rear aspect double glazed windows. Side aspect high level double glazed windows. High ceiling.

Kitchen

14'2" x 13'6" (4.32m x 4.11m)

Sliding door to Study area. Stairs to First Floor. GCH Radiator. Matching low level kitchen units with worksurface over. Fitted sink. Electric hob. Fitted electric oven.

Study

10'2" x 7'0" (3.10m x 2.13m)

Sliding door from Kitchen and leads into Lounge area. Door to Shower

/ Utility Room.

Shower / Utility Room

10'4" x 6'2" (3.15m x 1.88m)

Utility area with worksurface with fitted sink. Space for appliances. Walk in shower cubicle. Storage cupboard.

WC

Access from Porch. Low level WC and wall mounted wash hand basin.

First Floor

Landing

Access to all three bedrooms and family bathroom.

Bedroom One

11'9" x 8'6" (3.57m x 2.58m)

Front aspect double glazed window. Built in wardrobe with sliding mirror doors.

Bedroom Two

9'6" x 7'3" (2.91m x 2.21m) Rear aspect double glazed window.

Bedroom Three

7'6" x 6'9" (2.28m x 2.07m) Rear aspect double glazed window.

Family Bathroom

7'3" x 5'3" (2.21m x 1.60m)

Fitted suite comprising of bath, wash hand basin, and low level WC. Heated towel rail.

Outside

Rear Garden

Enclosed rear garden. Mixture of decking and lawn with border to side. Property backs onto fields / woodland.

Garage in Block

Garage in Block close to property with up and over garage door. Parking space in front of the garage.

Council Tax Band

С

