

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



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£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

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





TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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**  
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**  
C

