

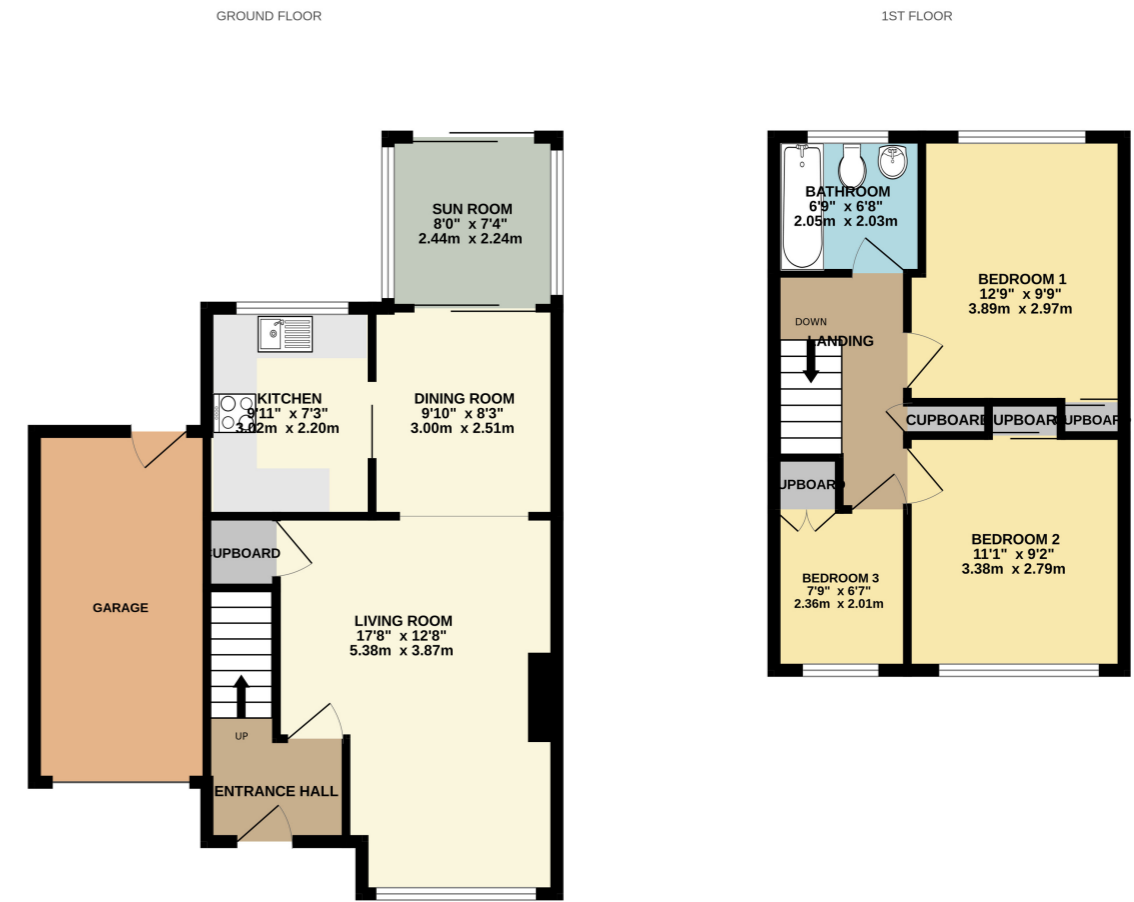


Mackay Close, Calcot, Reading.

£375,000 Freehold

Arins Tilehurst - Offered to the market is this well presented, three bedroom semi detached home. The property has excellent access to a bus route leading to Reading town centre, has great access to junction 12 of the M4 motorway, while being close to various primary and secondary schools, as well as being within walking distance to the brilliant Linear Park. Further accommodation includes a lounge, kitchen, dining room, a sun room, and a first floor family bathroom. Other features include double glazed windows, gas central heating, an enclosed rear garden, a single garage, and driveway parking.

- Three Bedrooms
- Two Reception Rooms
- Sun Room
- Driveway Parking
- Garage
- Enclosed Rear Garden
- Close to A4 & M4 Motorway
- Close to Linear Park



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

Entrance Hall

Laminate wood flooring, single radiator, stairs leading to first floor.

Living Room

17' 8" x 12' 8" (5.38m x 3.86m) Laminate wood flooring, television point, telephone point, radiator, understairs storage.

Dining Room

9' 10" x 8' 3" (3.00m x 2.51m) Laminate wood flooring, double radiator, sliding doors into sun room.

Kitchen

9' 11" x 7' 3" (3.02m x 2.21m) Range of base and eye level units, single bowl with drainer, electric hob with extractor, built in double oven, space for white goods, rear aspect double glazed window, laminate wood flooring.

Sun Room

8' 0" x 7' 4" (2.44m x 2.24m) Laminate wood flooring, sliding doors into rear garden, underfloor heating throughout

Garage

Single garage, up and over garage door, rear door granting access from garden, has light and power.

First Floor

Landing

Access to all first floor rooms, side aspect double glazed window, storage cupboard, loft access to boarded loft with inbuilt ladder and lighting

Bedroom One

12' 9" x 9' 9" (3.89m x 2.97m) Rear aspect double glazed window, single radiator, television point, built in wardrobe, loft hatch.

Bedroom Two

11' 1" x 9' 2" (3.38m x 2.79m) Front aspect double glazed window, single radiator, built in wardrobe.

Bedroom Three

7' 9" x 6' 7" (2.36m x 2.01m) Front aspect double glazed window, single radiator, built in storage.

Bathroom

6' 9" x 6' 8" (2.06m x 2.03m) Rear aspect double glazed window, panel enclosed bath with shower, pedestal wash basin, low level wc, tiled walls, vinyl flooring, double radiator.

Outside

Driveway

Off road parking for multiple vehicles, side access into rear garden.

Rear Garden

Fence enclosed rear garden, patio area, with good sized lawn.

Council Tax Band

D

