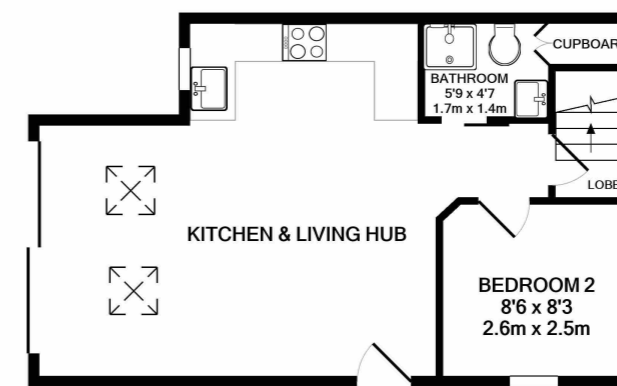


Hatfield Court, Calcot, Reading.

£300,000 Freehold

Offered to the market in immaculate condition, is this two bedroom house. The property has excellent access to junction 12 of the M4 motorway, is on a bus route leading to Reading centre, while being close to Sainsbury's superstore, Next, Ikea and various other shops, amenities and schools, aswell as being within walking distance to the popular Linear Park. Further accommodation includes an open plan living space, downstairs shower room, and an ensuite to master. Other features include gas central heating, double glazed windows, allocated parking, and an enclosed rear garden.

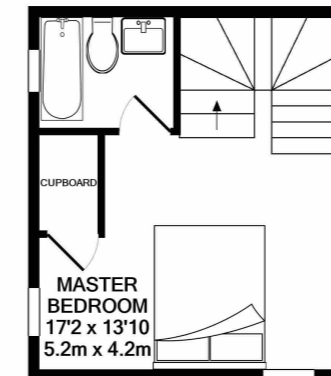
- Two Bedrooms
- Open Plan Living Area
- Downstairs Shower Room
- Ensuite To Master
- Enclosed Rear Garden
- Allocated Parking
- Immaculate Condition
- Close to M4 Motorway



GROUND FLOOR
APPROX. FLOOR
AREA 389 SQ.FT.
(36.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 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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1ST FLOOR
APPROX. FLOOR
AREA 221 SQ.FT.
(20.5 SQ.M.)

Property Description

Ground Floor

Lounge Diner

18' 2" x 11' 0" (5.54m x 3.35m) Laminate wood flooring, sliding doors into garden, two skylights, television point, double radiator, telephone point, downlights.

Kitchen

11' 4" x 5' 0" (3.45m x 1.52m) Range of base and eye level units, single sink, side aspect double glazed window, electric hob with single oven and extractor hood, integrated fridge freezer, integrated dishwasher, built in washing machine, home to combi boiler.

Bedroom Two

8' 6" x 8' 3" (2.59m x 2.51m) Front aspect double glazed window, radiator.

Shower Room

5' 9" x 4' 7" (1.75m x 1.40m) Tiled flooring and partly tiled walls, shower cubicle, low level wc with hidden cistern, wash basin with vanity unit, extractor fan, storage cupboard.

First Floor

Bedroom One

17' 2" x 13' 10" (5.23m x 4.22m) Front and side aspect double glazed windows, double radiator, storage cupboard, downlights,

television point, loft hatch.

En Suite

7' 5" x 6' 2" (2.26m x 1.88m) Tiled flooring and partly tiled walls, side aspect double glazed window, heated towel rail, panel enclosed bath with shower, low level wc, wash basin, extractor fan.

Outside

Parking

Two allocated parking space located in private car park next to building.

Garden

Enclosed rear garden, smart decked area with steps leading onto separate lawn with shed at rear.

Council Tax Band

