

54 Rushmoor Gardens, Calcot, Reading, Berkshire.
RG31 7AJ.



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£355,000 Freehold

Offered to the market is this well presented three bedroom semi detached home. The property is within walking distance to linear park, close to Sainsburys and IKEA, only a short distance to the M4 motorway, close to bus routes leading into Reading town centre, and close to other local shops and amenities. Further accommodation includes a lounge, open plan kitchen diner, refitted downstairs shower room, and a refitted bathroom. Other features include double glazed windows, gas central heating, driveway parking, enclosed rear garden and a garage.

- Three Bedrooms
- Open Plan Kitchen/Dining Room
- Downstairs Shower Room
- Refitted Bathroom
- Driveway Parking
- Gas Central Heating
- Double Glazed Window
- 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.

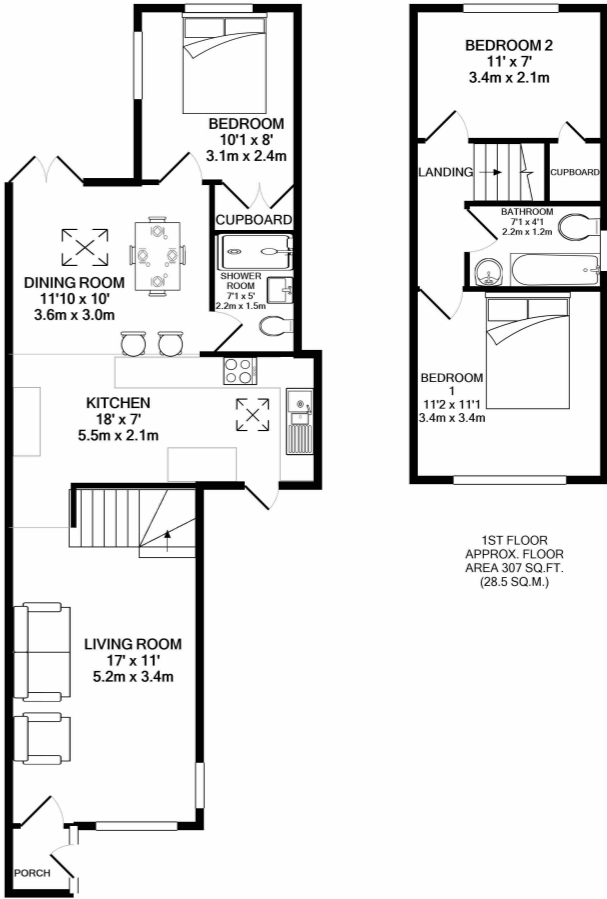


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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GROUND FLOOR
APPROX. FLOOR
AREA 638 SQ.FT.
(59.3 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 307 SQ.FT.
(28.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 945 SQ.FT. (87.7 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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Property Description

Ground Floor

Porch

3' 8" x 3' 1" (1.12m x 0.94m) Down light, side aspect double glazed window.

Lounge

11' 1" x 17' 4" (3.38m x 5.28m) TV point, double radiator, single radiator, front aspect double glazed window, side aspect double glazed window.

Kitchen

18' 5" x 7' 0" (5.61m x 2.13m) Laminate flooring, tiled walls, sky light, integrated hob with overhead fan, oven and microwave, one and a half single sink with drainer, range of eye and base level units, integrated dishwasher and washing machine, single radiator.

Diner

11' 10" x 10' 2" (3.61m x 3.10m) Laminate flooring, down lights, skylight, TV point, double radiator, rear aspect bi-fold doors, breakfast bar.

Bedroom 2

10' 11" x 8' 0" (3.33m x 2.44m) Rear and side aspect double glazed windows, single radiator, TV point, integrated cupboard.

Downstairs Shower Room

7' 5" x 5' 0" (2.26m x 1.52m) Heated towel rail, low level W/C, basin, shower, tiled walls and flooring, down lights.

First Floor

Landing

Access to all first floor rooms, loft hatch.

Bedroom 1

11' 2" x 11' 1" (3.40m x 3.38m) Double radiator, TV point, front aspect double glazed window.

Bedroom 3

11' 1" x 7' 3" (3.38m x 2.21m) Rear aspect double glazed window, single radiator, storage cupboard.

Bathroom

7' 11" x 4' 1" (2.41m x 1.24m) Basin, panel enclosed bath with shower, low level W/C, heated towel rail, laminate flooring, tiled walls, down lights, side aspect double glazed window, extractor fan.

Outside

Driveway

Driveway parking, access into integral garage.

Garden

Patio leading to AstroTurf, decking, enclosed panel fencing.

Garage

Electric garage door, access from kitchen, light and power.

Council Tax Band

