



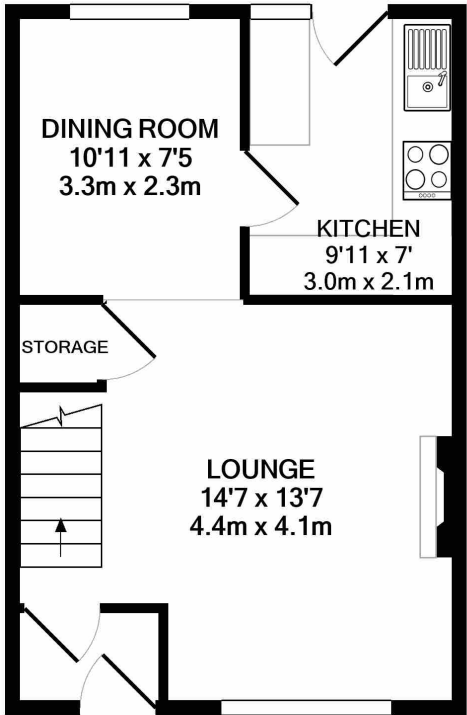
Sweet Briar Drive, Calcot, Reading.

£280,000 Freehold

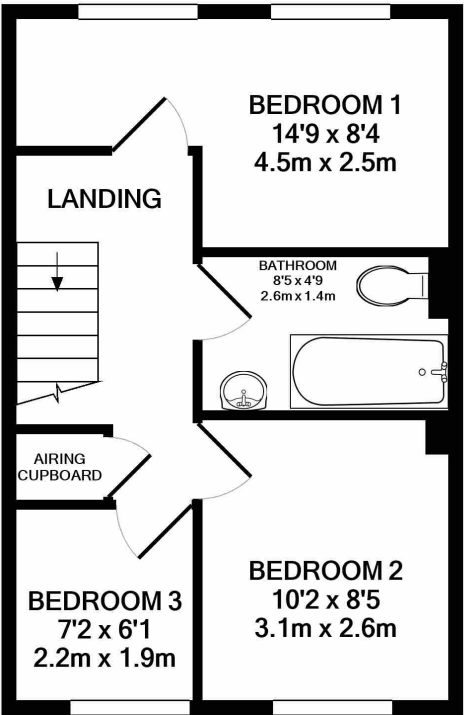
Offered to the market with no onward chain complications is this refurbished three bedroom mid terrace home. The property has excellent access to junction 12 of the M4 motorway, Sainsbury's, IKEA plus various other shops, local schools and amenities, while being close to a bus route leading to Reading town centre, and within walking distance to the popular Linear Park. Further accommodation includes a living room, refitted kitchen and refitted bathroom. Other features include gas central heating, double glazed windows, allocated parking for two vehicles and an enclosed rear garden.

- Three Bedrooms
- Refitted Kitchen
- Refitted Bathroom
- Allocated Parking
- Enclosed Rear Garden
- Double Glazed Windows
- Close to M4 Motorway
- No Onward Chain





GROUND FLOOR
APPROX. FLOOR
AREA 339 SQ.FT.
(31.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 336 SQ.FT.
(31.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 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
Made with Metropix ©2021

Property Description

Ground Floor

Porch

Entrance into lounge.

Lounge

14' 9" x 13' 7" (4.50m x 4.14m) Laminate wood flooring, double radiator, front aspect double glazed windows, television point, telephone point, understairs storage cupboard.

Dining Room

10' 11" x 7' 5" (3.33m x 2.26m) Open plan lounge diner, laminate wood flooring, rear aspect double glazed window, double radiator.

Kitchen

9' 11" x 7' 0" (3.02m x 2.13m) Laminate wood flooring, range of base and eye level units, single sink with drainer, gas hob with extractor hood and single oven, partly tiled walls, space for washing machine, dishwasher and fridge freezer, rear aspect double glazed window, door leading into garden, boiler.

First Floor

Landing

Access to all first floor rooms, airing cupboard, loft hatch.

Bedroom One

14' 9" x 8' 4" (4.50m x 2.54m) Two rear aspect double glazed windows, single radiator.

Bedroom Two

10' 2" x 8' 5" (3.10m x 2.57m) Front aspect double glazed window, single radiator.

Bedroom Three

7' 2" x 6' 1" (2.18m x 1.85m) Front aspect double glazed window, single radiator.

Outside

Parking

Two allocated parking spaces.

Rear Garden

Fence enclosed rear garden, patio area, with well maintained lawn, with path leading to rear access gate.

Council Tax Band

