



Calshot Place, Calcot, Reading.

£325,000 Freehold

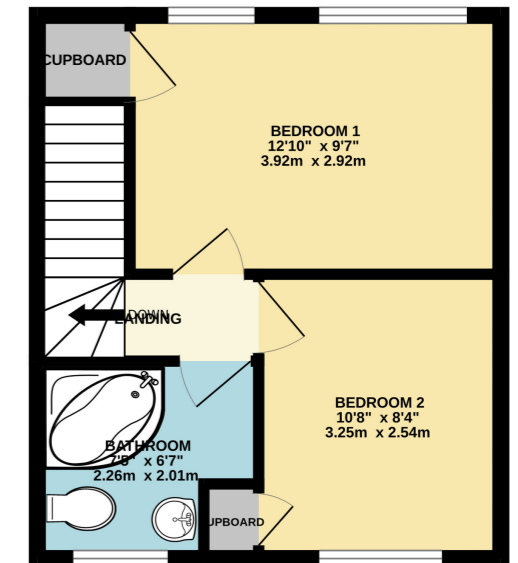
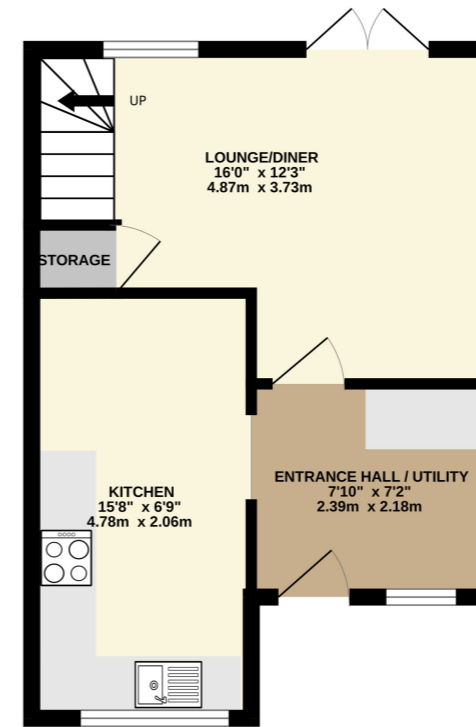
Arins Tilehurst - Offered to the market is this beautifully presented two double bedroom end of terraced property located at the bottom of a lovely quiet cul-de-sac. The property has excellent access to junction 12 of the M4 motorway, Sainsburys, IKEA, plus various other local shops, schools and amenities, while being close to a bus route leading into Reading town centre. Further accommodation includes a lounge diner, refitted kitchen, a utility area, and a first floor family bathroom. Other features include gas central heating, double glazed windows, driveway parking, and an enclosed rear garden with a shed set up with a work space and storage.

- Two Double Bedrooms
- Lounge Diner
- Refitted Kitchen
- Utility Area
- Driveway Parking
- Close to Public Transport Links
- Access to A33 & M4
- Enclosed Rear Garden



GROUND FLOOR

1ST FLOOR



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 / Utility**

7' 10" x 7' 2" (2.39m x 2.18m) Front aspect double glazed window, double radiator, downlights, space for white goods, laminate wood flooring.

**Lounge Diner**

16' 0" x 12' 3" (4.88m x 3.73m) Laminate wood flooring, French doors into rear garden, rear aspect double glazed window, downlights, understairs storage, two double radiators, television point.

**Kitchen**

15' 8" x 6' 9" (4.78m x 2.06m) Range of base and eye level units, front aspect double glazed window, single bowl with drainer, electric hob with single oven and extractor hood, built in dishwasher, double radiator, space for white goods.

**First Floor**

**Landing**

Access to all first floor rooms, loft hatch, downlights.

**Bedroom One**

12' 10" x 9' 7" (3.91m x 2.92m) Two rear aspect double glazed windows, double radiator, downlights, television point, built in cupboard.

**Bedroom Two**

10' 8" x 8' 4" (3.25m x 2.54m) Front aspect double glazed window, double radiator, built in storage, downlights.

**Bathroom**

7' 5" x 6' 7" (2.26m x 2.01m) Front aspect double glazed window, downlights, corner bath with electric shower, low level wc, pedestal wash basin, single radiator, vinyl flooring, partly tiled walls.

**Outside**

**Driveway**

Off road parking for at least one vehicle.

**Rear Garden**

Fence enclosed rear garden, patio space leading onto lawn, with shed at rear used as a study space with separate storage.

**Council Tax Band**

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