



Calshot Place, Calcot, Reading, Berkshire. RG31.

£380,000 Freehold

An attractive, well presented semi-detached house in a end of cul-de-sac position within the sought after Calcot area of Reading with excellent commuter links. The property benefits from having an attached garage with a personal door from the private rear garden. There is a driveway to the front and the front garden has been laid to stones, so it total there is parking for upto 2/3 cars. The property also benefits from uPVC double glazing and gas fired radiator central heating.

- Two Bedrooms
- Family Bathroom
- Kitchen Dining Room
- Attached Garage
- Parking Two Three Cars
- Private Rear Garden
- Quiet Cul De Sac
- Sought After Location



Floor 0



Floor 1

Approximate total area⁽¹⁾
715 ft²
Reduced headroom
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Description

Ground Floor

Hallway

9' 2" x 5' 2" (2.79m x 1.57m)

Living Room

14' 6" x 10' 1" (4.42m x 3.07m)

Kitchen/Dining Room

13' 1" x 8' 6" (3.99m x 2.59m)

First Floor

Landing

6' 6" x 5' 0" (1.98m x 1.52m)

Master Bedroom

10' 0" x 11' 9" (3.05m x 3.58m)

Bedroom Two

11' 3" x 6' 6" (3.43m x 1.98m)

Bathroom

6' 4" x 6' 1" (1.93m x 1.85m)

Outside

Front Garden

Attached Garage

16' 7" x 7' 9" (5.05m x 2.36m)

Rear Garden

Council Tax Band

C

