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Pemberton Gardens, Calcot, Reading

Belvoir

Guide price £315,000



Key Features

- Two Bedroom Mid Terrace House
- Freehold
- Council Tax Band - C
- EPC Rating - C
- Refitted Bathroom
- Conservatory Extension
- Private Rear Garden
- Driveway Parking For Two Cars





A well-presented two-bedroom mid terrace home tucked away in a quiet cul de sac within the highly sought after Beansheaf area of Calcot.

The accommodation to the ground floor comprises of an entrance hall, kitchen, lounge/dining room and a conservatory extension. To the first floor there are two bedrooms and a refitted bathroom.

Outside to the front there is driveway parking for two cars whilst to the rear the garden provides a high degree of privacy.



The property is ideally positioned for convenient access to the A4 Bath Road, Junction 12 of the M4 and Reading town centre, which is approximately three miles away. The green open spaces of Linear Park are nearby while regular bus services, local shops and Calcot Retail Park, featuring a 24 hour gym, Sainsbury's and IKEA, are all within easy walking distance.

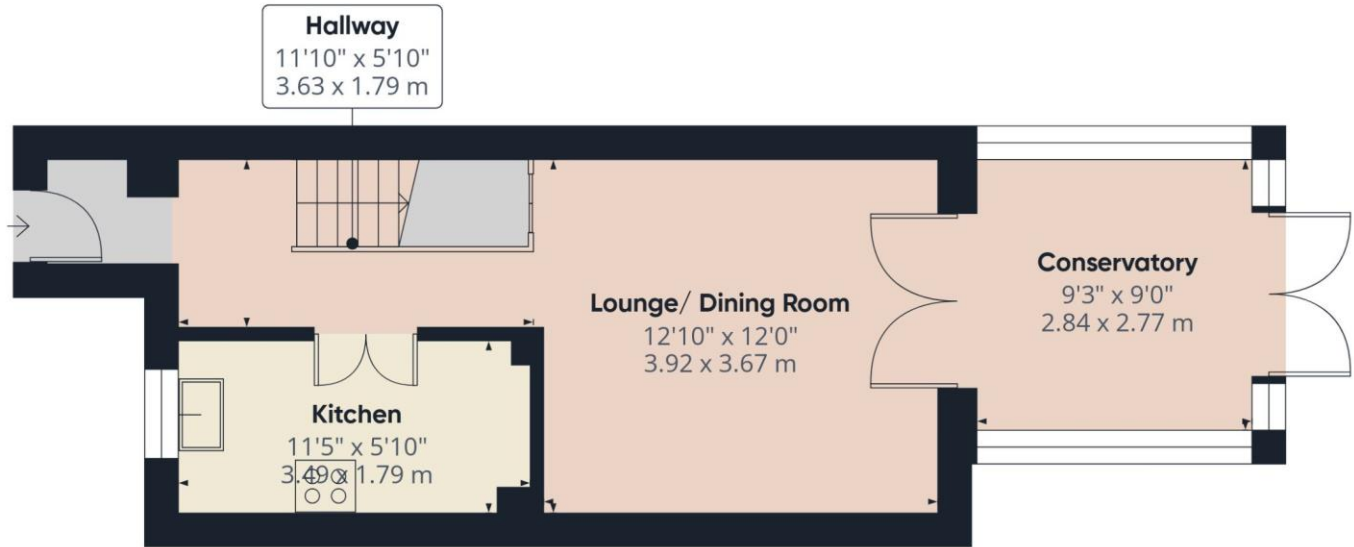
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.



We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.

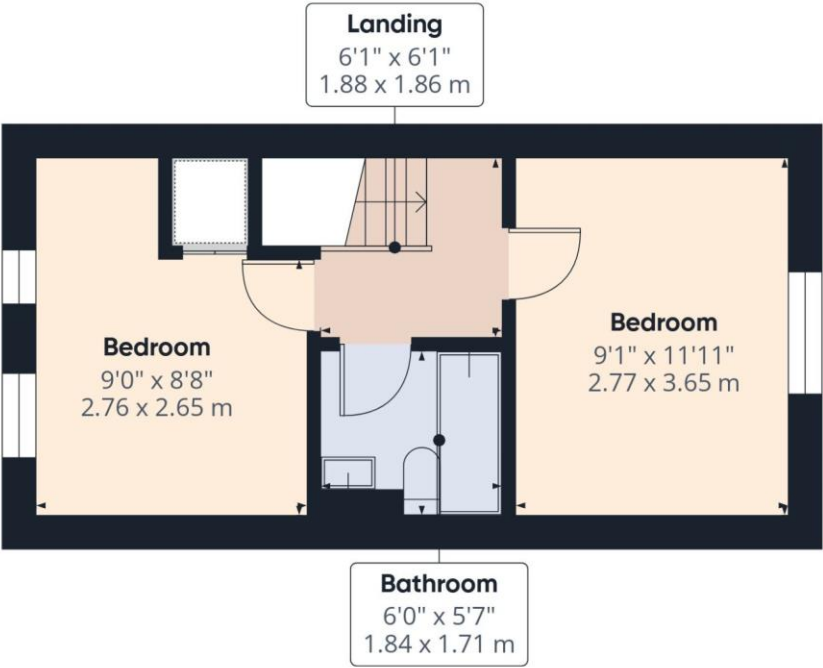
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purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



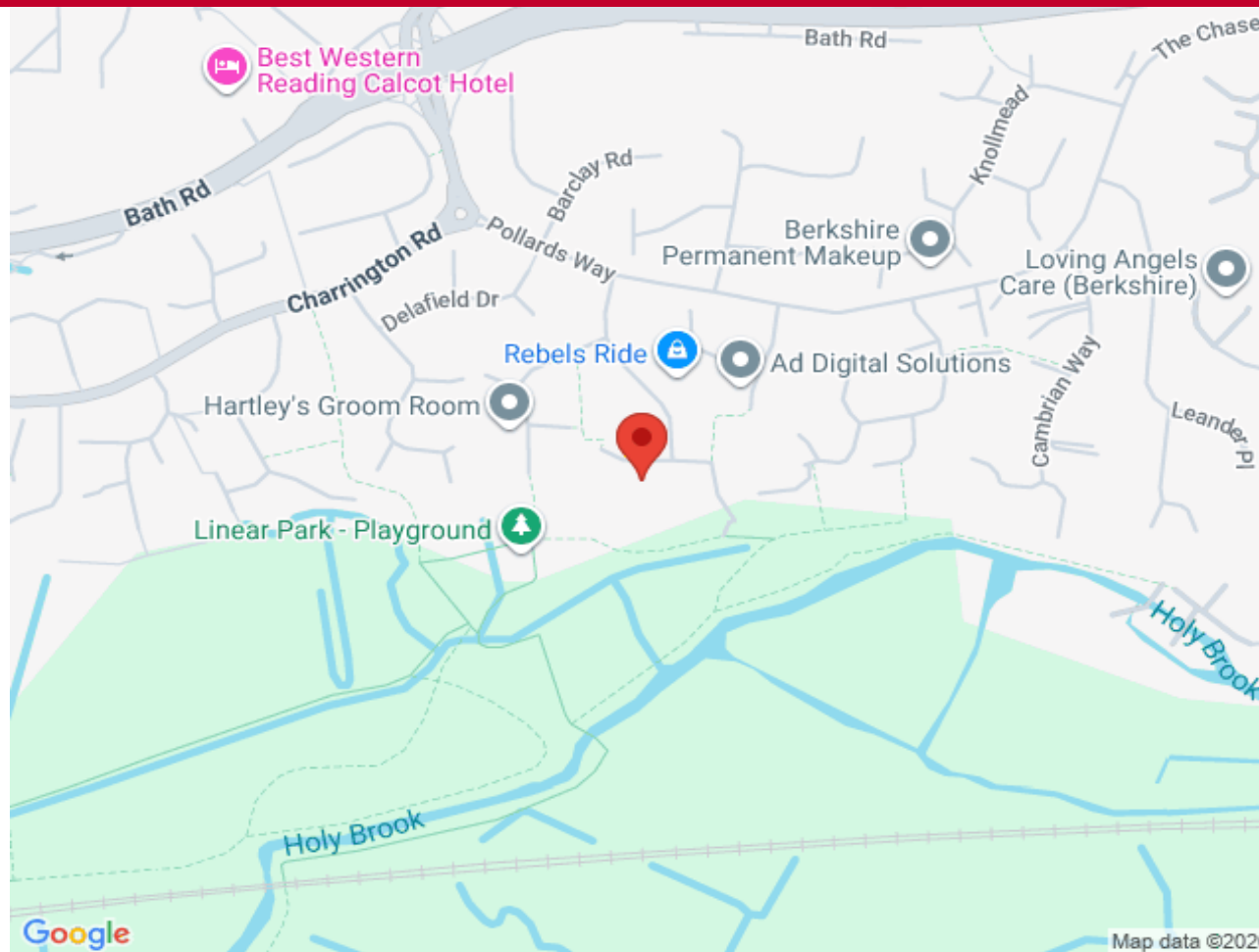
Floor 0

Approximate total area⁽¹⁾
650 ft²
60.3 m²



(1) Excluding balconies and terraces

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



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