



**Pemberton Gardens
Reading, RG31 7DY**

Guide Price £365,000

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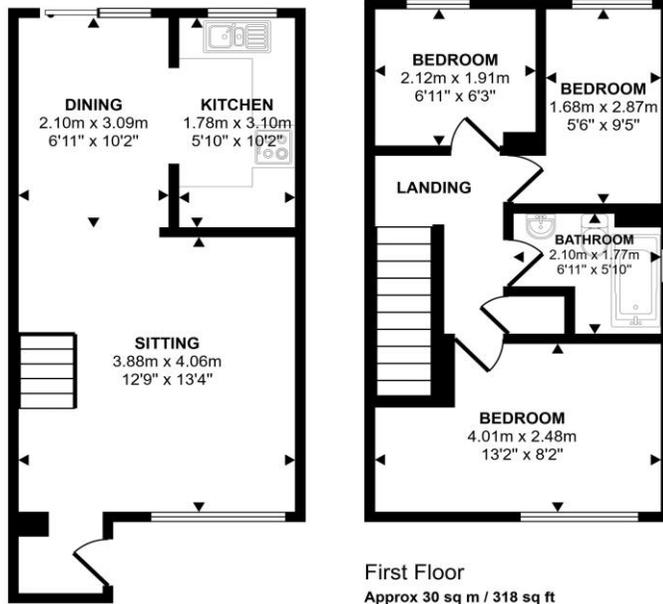
MAIN FEATURES:

- Spacious & Well Presented Semi Detached House
- Entrance Porch
- Modern Fitted Kitchen Leading to the Dining Area
- Good Size Lounge
- Three Bedrooms & Family Bathroom/WC
- Well Maintained Rear Garden
- Off Road Parking & Garage

Situated in a quiet and sought-after cul-de-sac, this spacious and well-presented semi-detached home offers an ideal setting for family living. The property welcomes you through an entrance porch leading into a good-sized lounge, perfect for relaxing or entertaining. The modern fitted kitchen seamlessly opens to a bright dining area, creating a sociable and contemporary space. Upstairs, you'll find three comfortable bedrooms and a family bathroom/WC, all tastefully presented and ready to move into. Outside, the property features a well-maintained rear garden, offering a private haven for outdoor enjoyment, as well as off-road parking and a garage for added convenience.

Located in the ever-popular area of Calcot, residents benefit from excellent local amenities, including shops, supermarkets, schools, and leisure facilities. The area also offers easy access to the M4 motorway, Reading town centre, and regular bus services, making it ideal for commuters. Nearby Linear Park provides lovely walks and green open spaces, adding to the appeal of this welcoming community. This delightful home combines comfort, style, and convenience — a perfect choice for growing families or professionals seeking a well-connected and peaceful location.

Approx Gross Internal Area
60 sq m / 644 sq ft



Ground Floor
Approx 30 sq m / 326 sq ft

First Floor
Approx 30 sq m / 318 sq ft

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Viewings: By appointment.

For further information contact us:

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We're Open:

8am – 8pm 7 days a week

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