



**Silbury Close  
Calcot, Reading, Berkshire RG31 7BQ**

**£1,400 PCM**

NEA LETTINGS: A spacious, well proportioned two bedroom terraced detached house. Situated to the west of Reading town centre in a sought after residential location providing easy access to public transport, Reading town centre, J12 M4, Theale and Newbury. The property boasts a large living room. Modern kitchen. Upstairs two bedrooms and a modern bathroom. Ample parking and enclosed private garden. Sorry no pets. EPC Rating C.

DISCLAIMER: These particulars are a general guide only, they do not form part of any contract. Video content and other marketing material shown are believed to be an accurate and fair representation of the property at the time the particulars were created. Please ensure you have made all investigations, and you are satisfied that all your property requirements have been met if you make an offer without a physical viewing.

## Silbury Close, Reading, Berkshire RG31 7BQ

- NEA LETTINGS
- End terrace
- Upstairs Bathroom
- Garden
- EPC Rating C
- Unfurnished
- Two Bedrooms
- Allocated parking
- Council Tax Band C
- Available immediately

### Living Room

14'5" x 10'8" (4.4 x 3.1)



A large bright living room, wood effect laminate flooring, window to the front, and a door through to the kitchen.

### Kitchen

13'1" x 8'6" (4.0 x 2.6)



A modern kitchen with ample cupboard space and roll top worksurfaces. Sink with with drainer. Window with views to the garden. Area for a dining table, door to the garden.. Appliances include double oven, 4 ring gas hob, washing machine. Please note the fridge freezer is not included.

### Bedroom One

11'9" x 10'5" (3.6 x 3.2)



Carpeted double bedroom, window with views to the front. Built in double mirrored wardrobe.

### Bedroom Two

11'5" x 6'6" (3.5 x 2.0)



Carpeted large single bedroom with views to the rear.

**Bathroom**

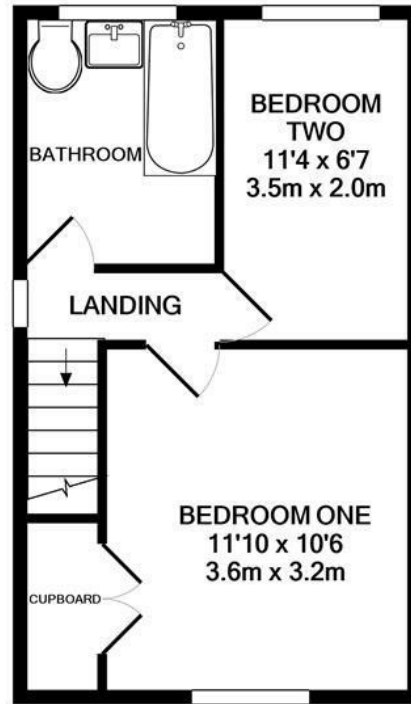
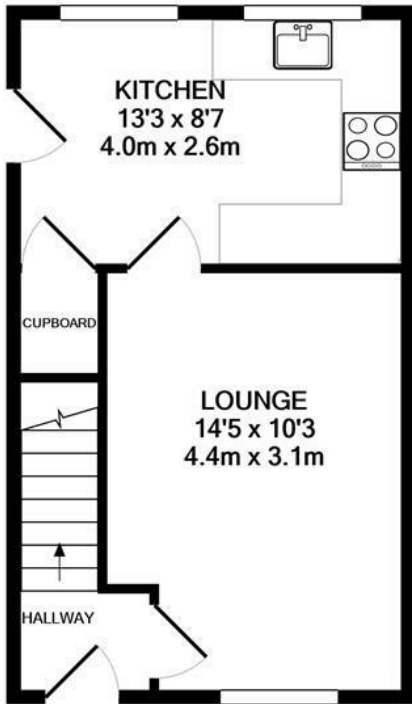


A modern bathroom with three piece cream suite comprising of WC, sink, bath with wall mounted shower, heated towel rail and frosted window to the rear of the property.

**Garden**



Patioed garden, with a lawn area & shed.



GROUND FLOOR  
APPROX. FLOOR  
AREA 305 SQ.FT.  
(28.3 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 305 SQ.FT.  
(28.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.6 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

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Energy Efficiency Rating	
Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>89</b></p> <p><b>71</b></p>
<p>EU Directive 2002/91/EC</p> <p>England &amp; Wales</p>	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	<p><b>91</b></p> <p><b>72</b></p>
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