



43 Sharnwood Drive, Calcot, Reading, RG31 7YD
£310,000 Freehold

sansome  george
Residential Sales & Lettings

- Immaculate 2 Bedroom Mid-terrace Home
- Front Aspect Living Room
- 3 Piece Corner bathroom Suite
- UPVC Double Glazing
- Enclosed Rear Garden With Shed & Rear Access

- Entrance Hall
- Rear Aspect Fitted Kitchen
- Close to Riverside Walks
- Gas Radiator Central Heating
- Garage In Nearby Row

Located in the highly sought after area of Fords Farm, this immaculately presented two-bedroom mid-terrace home is set within a popular traffic-free walkway, offering a peaceful and welcoming setting.

Ideally positioned within easy reach of local shops, convenient bus services and scenic riverside walks, along the banks of the Holybrook, this home combines modern living with a tranquil lifestyle.

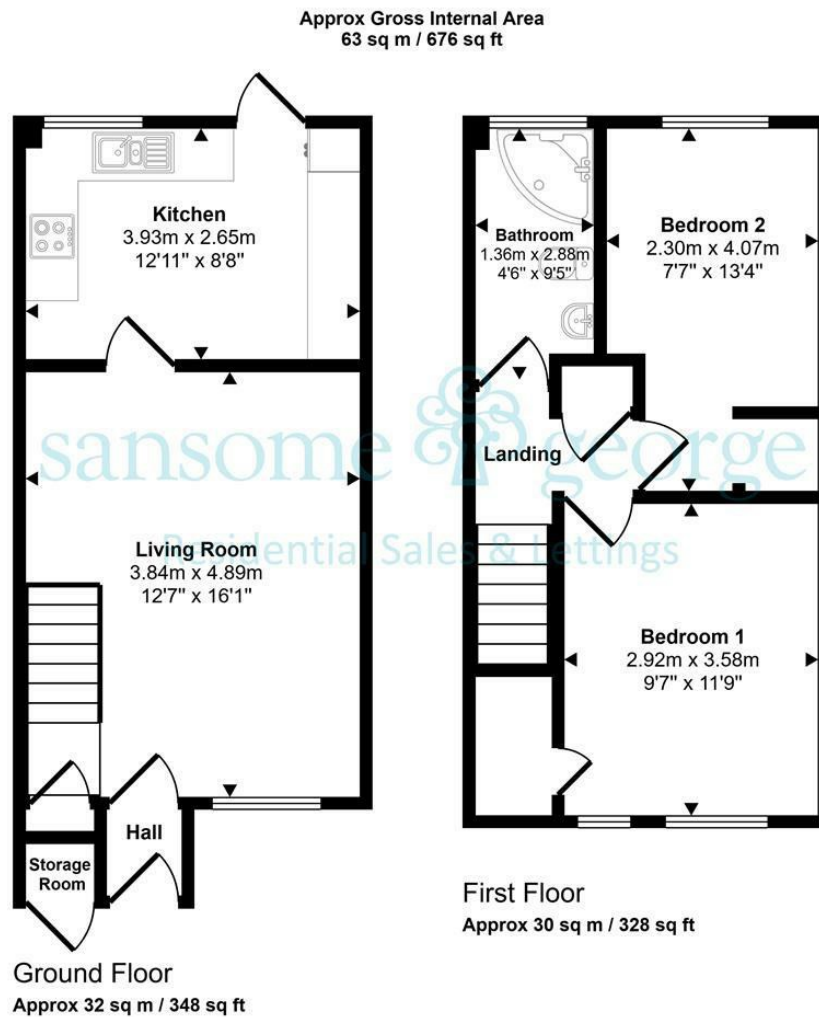
The accommodation includes an inviting entrance hall, a bright front aspect living room, a well-appointed rear aspect kitchen, two generously sized bedrooms, and a modern three-piece bathroom. The property benefits from UPVC double glazing and gas radiator central heating throughout. Outside, the rear garden is beautifully maintained with a patio area perfect for outdoor dining, a lawn section ideal for relaxation, a timber garden shed for storage, and gated rear access that leads to a garage located in a nearby row, providing practical off-street parking.

This home is perfect for first time buyers, downsizers, or investors seeking a turnkey property in a desirable location.

Please contact Sansome & George Tilehurst branch to request further information or to arrange an appointment to view.

Council Tax Band C - West Berkshire.





This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	89

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation and Misdescriptions Acts

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