



6 Caistor Close, Calcot, Reading, RG31 7AY
£250,000 Freehold

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Residential Sales & Lettings

- Sought After Purpose Built House
- Well Tended Private Rear Garden
- Cul-De-Sac Position
- Living Room With French Doors To Garden
- Double Bedroom & Separate 3 Piece Bathroom
- No 'Onward Chain' Complications
- Ideally Located Close To Amenities, A4 & M4.
- Allocated Parking In Residents Parjinsg Area Behind
- Modern Fitted Kitchen
- UPVC double glazing & GRCH

Offered to the market with the added advantage of no 'onward chain' this well maintained and desirable 1 bedroom house is ideally situated in a cul-de-sac in the convenient Beansheaf area of Calcot, approximately 4 miles south west of Reading Town center and minutes walk of several regular bus services as well as being within 1 mile of Junction 12 of the M4 Motorway via the nearby A4 Bath Road. Other amenities within striking distance include beautiful green space in Linear Park plus 24 hour gym, Ikea and Sainsburys supermarket in nearby Calcot Retail Park.

Complemented by UPVC double glazing and gas fired central heating to radiators, this sought after home also benefits from an allocated parking space in the residents parking area behind. A paved path leads to the property where a secure gate leads to the garden and also the front door which opens to a useful entrance hall. From the entrance hall, the central living room features French doors opening directly to the private rear garden, stairs rising to the first floor and opens to a well appointed rear aspect kitchen. The landing has 2 built cupboards (one housing hot water cylinder) and door leading to bedroom with built in wardrobe and a separate rear aspect bathroom with white suite.

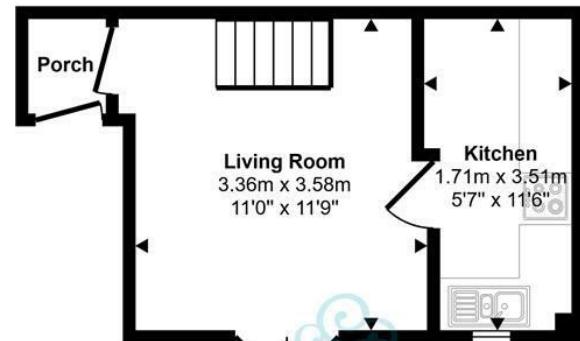
Outside, the private enclosed rear garden is another notable feature of this charming home. A paved patio from the French doors continues to the secure gate and timber built garden shed. Flower/shrub beds surround an area of lawn with established hedging providing a good level of seclusion from the parking area behind.

Please contact Sansome & George Estate Agents for more information or to arrange a viewing appointment at your earliest convenience.

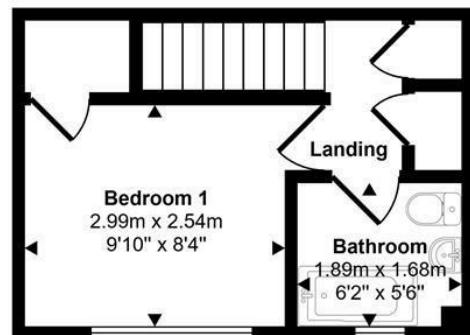
West Berkshire Council - Band B



Approx Gross Internal Area
37 sq m / 400 sq ft

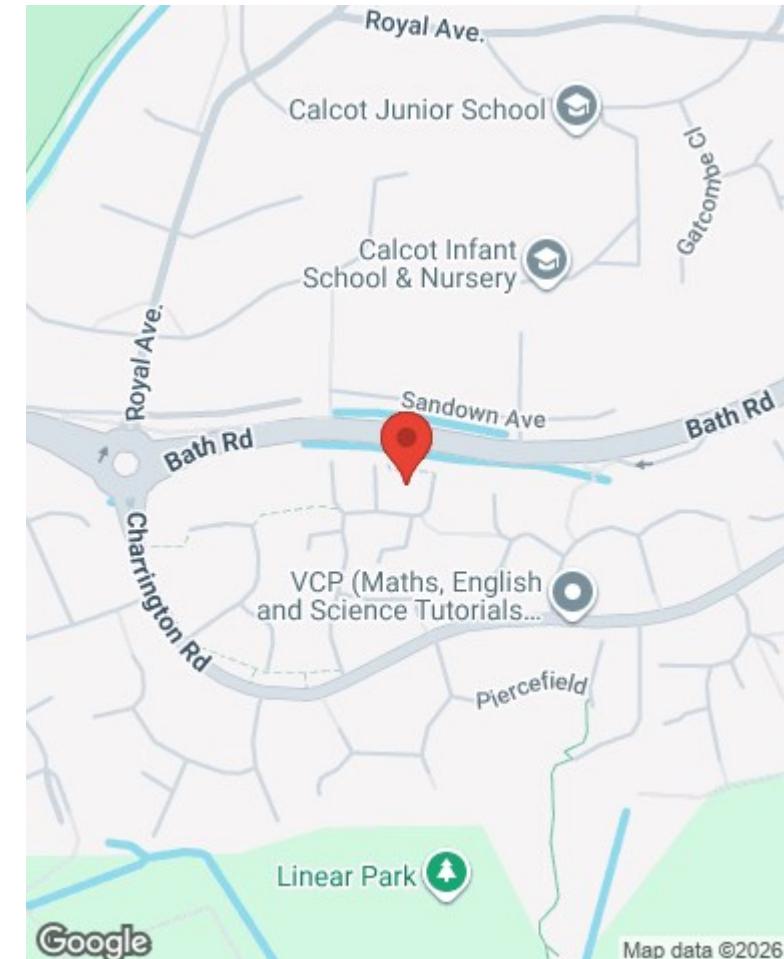


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Ground Floor
Approx 19 sq m / 208 sq ft
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First Floor
Approx 18 sq m / 191 sq ft

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		

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		

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