



30 Barclay Road, Calcot, Reading, RG31 7EL
Guide Price £305,000 Freehold

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Residential Sales & Lettings

- Modern End Terrace Home
- 16' Living Room
- Fully Tiled Bathroom
- Garage In Nearby Row
- No Onward Chain

- Two Bedrooms
- Modern Kitchen
- Landscaped Rear Garden
- Cul-De-Sac Location
- Fantastic Access To M4 & Local Ammenties

Offered to the market with the advantage of no onward chain is this modern 2 bedroom end terrace house, situated in a cul-de-sac in the popular area of Calcot. This fine home offers good access to local Shops, Sainsbury complex with Boots, Ikea, 24 hour gym as well as sought after Primary & Secondary Schools, Playing Fields and Woodland. Junction 12 of the M4 Motorway is 2 minutes away by car and a regular Bus Service into Reading Town Centre is also within minutes walk.

Accommodation comprises of entrance hall, modern kitchen with opening to see through to living room with stairs rising to the first floor, two well proportioned bedrooms that boast built in wardrobes & a fully tiled modern bathroom with shower over bath. The property further benefits from gas radiator central heating and UPVC double glazing.

The exterior boasts a fully enclosed rear garden mainly laid to lawn, raised flower bed, covered patio area , gated side access leading to the front which leads to garage in nearby row. This fine home is to be sold with the added advantage of no onward chain.

West Berkshire - Band C

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



Ground Floor

Approx. 27.0 sq. metres (290.3 sq. feet)

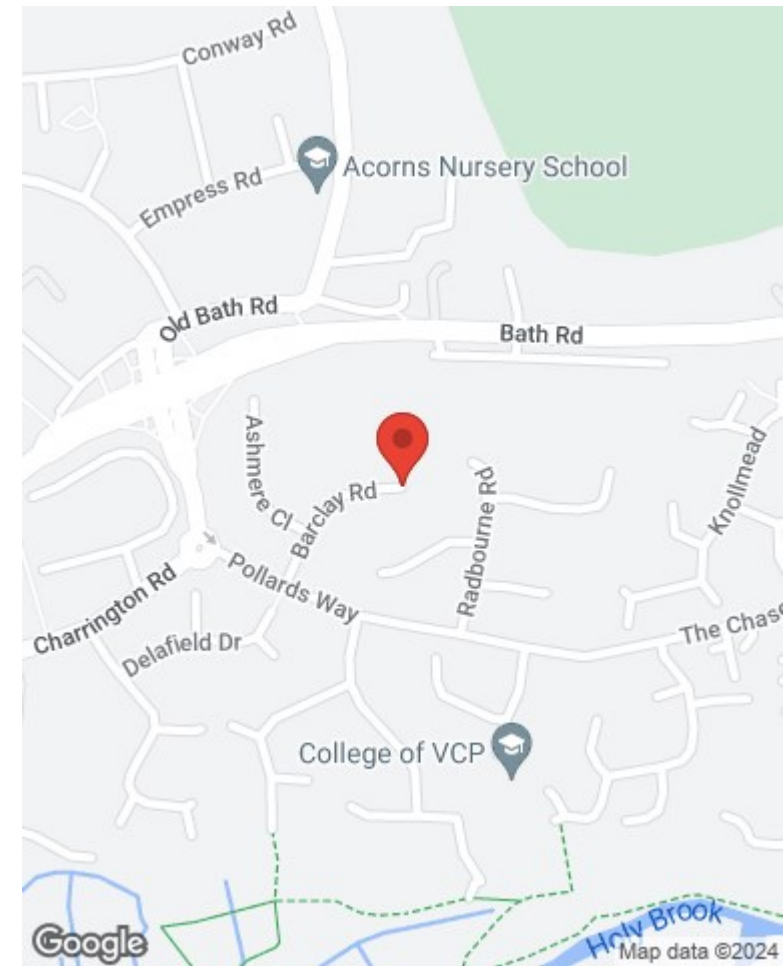


First Floor

Approx. 27.0 sq. metres (290.3 sq. feet)



Total area: approx. 53.9 sq. metres (580.6 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		68	
(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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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