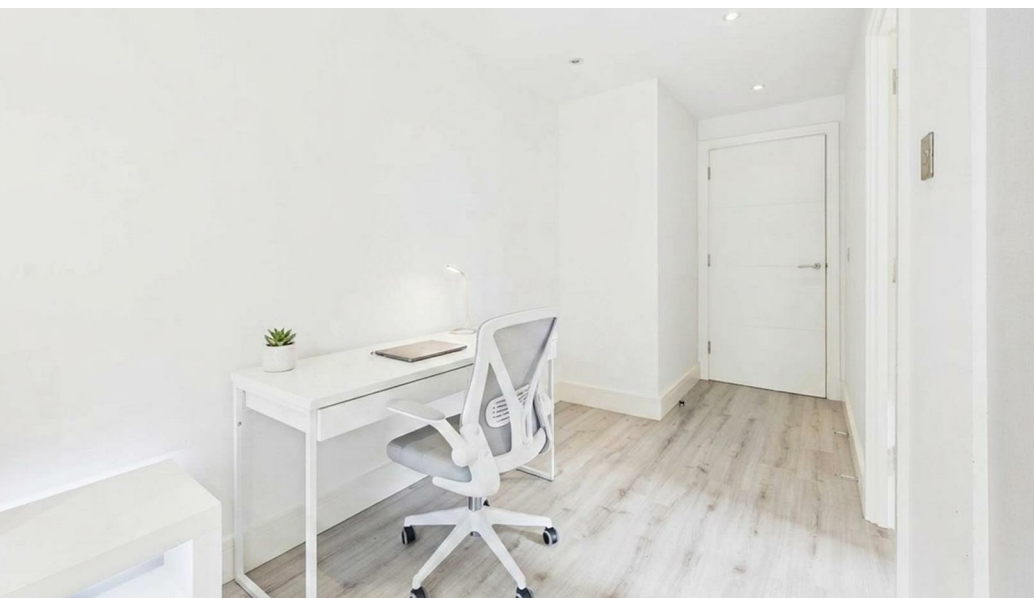




1 New Barn Old Grange Close Calcot, RG31 7BY Guide price £350,000 Leasehold



DESCRIPTION

VP - Nestled in the desirable location of Old Grange Close, Calcot, Reading, this modern two-bedroom duplex maisonette, built in 2021, presents an excellent opportunity for both first-time buyers and investors alike. Offered to the market with no onward chain, this property is ready for you to move in and make it your own.

Upon entering, you are greeted by a welcoming entrance hallway that leads to a well-appointed bathroom and a versatile second bedroom, which could also serve as an ideal office space for those working from home. The heart of the home is undoubtedly the open-plan kitchen, dining, and living area, designed to create a warm and inviting atmosphere, perfect for entertaining or relaxing with family. This space also provides direct access to an enclosed rear garden, offering a private outdoor retreat.

Ascending to the first floor, you will find a spacious double bedroom complete with an en suite, ensuring comfort and privacy. The property benefits from an allocated parking space, along with additional visitor parking, making it convenient for both residents and guests.

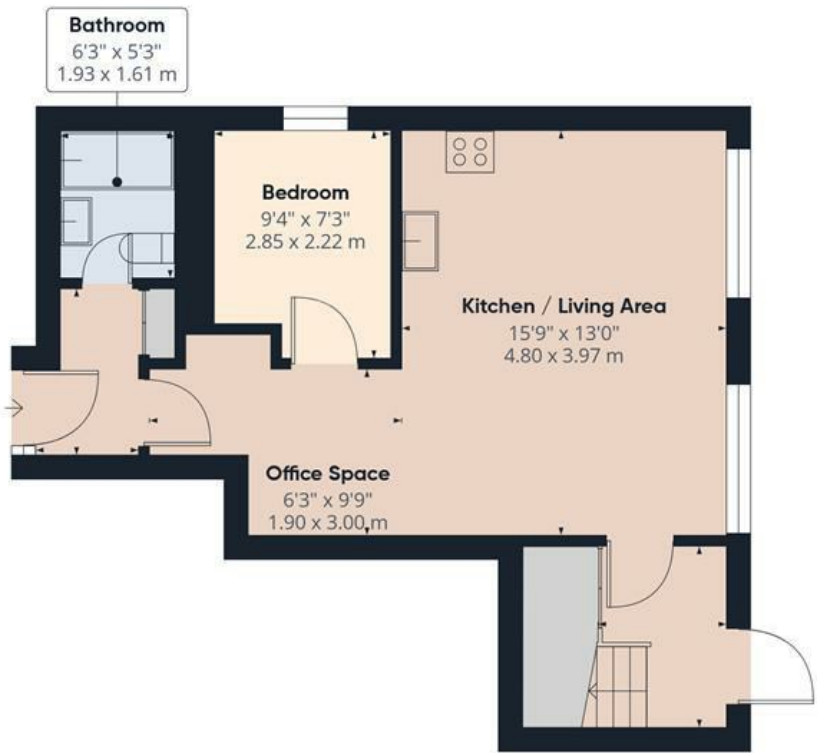
Council tax band -
Lease - 246 years remaining
Service charge - £504 p/q

- NO ONWARD CHAIN
- TWO BEDROOMS
- ALLOCATED PARKING
- ENCLOSED REAR GARDEN
- EN SUITE TO MASTER BEDROOM
- OFFICE SPACE AREA
- MAISONETTE DUPLEX
- LONG LEASE - 246 YEARS REMAINING

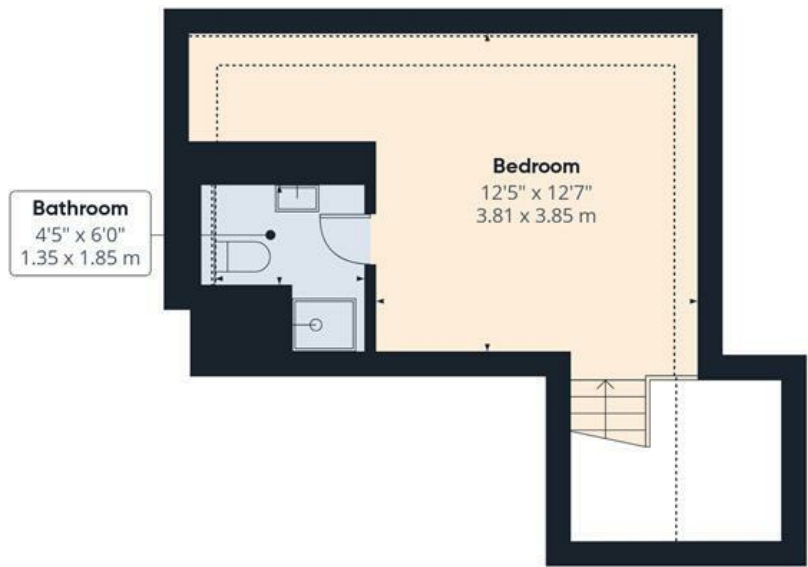
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Ground Floor



Floor 1



Approximate total area⁽¹⁾

682 ft²
63.4 m²

Reduced headroom

43 ft²
4 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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