6 Caistor Close, Calcot, Reading, RG31 7AY
£235,000 Freehold

sansome george
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 Ameneties, 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 desirable1 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.

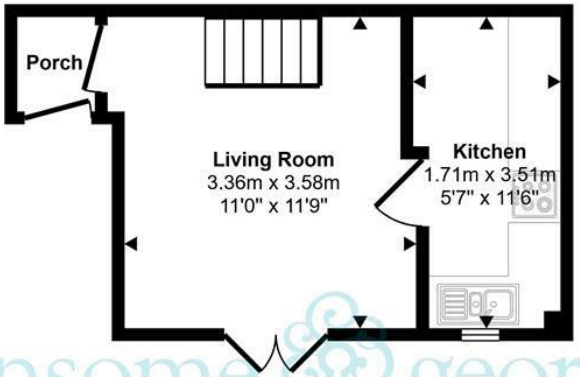
Complemented by UPVC double glazing and gas fired central heating to radiators, this sought after home also benefits from an allocated parking space in the residents parking area behind. A paved path leads to the property where a secure gate leads to the garden and also the front door which opens to 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.

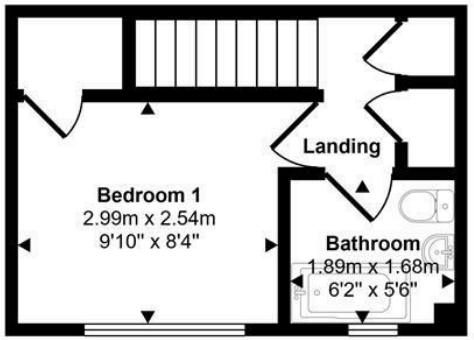
West Berkshire Council - Band B

Approx Gross Internal Area
37 sq m / 400 sq ft



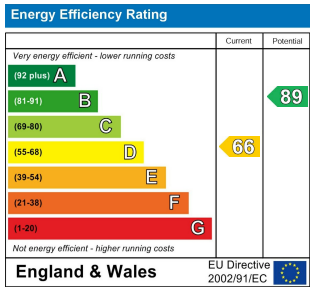
Ground Floor
Approx 19 sq m / 208 sq ft

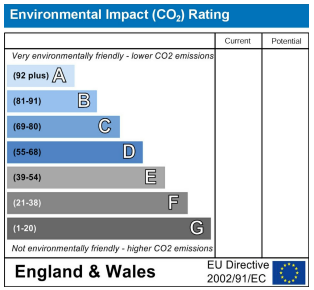
sansome & george
Residential Sales & Lettings



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.





Misrepresentation and Misdescriptions Acts
Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.

sansome & george
Residential Sales & Lettings

9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

sansome george
Residential Sales & Lettings