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34 Pemberton Gardens, Calcot, Reading, RG31 7DY
£350,000 Freehold

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Residential Sales & Lettings

- Modern Mid-terrace House
- Single Garage To The Rear
- Front Aspect Living Room
- Fitted Kitchen
- Re-fitted First Floor Bathroom

- No 'Onward Chain' Complications
- Westerly Aspect Rear Garden
- Dining Room With Patio Doors To Garden
- 3 Bedrooms
- UPVC Double Glazing & GRCH (n/t)

Offered with the added advantage of no 'onward chain' complications, this popular modern terrace house is located in a cul-de-sac on the desirable 'Beansheaf' area of Calcot hence within minutes commute via the nearby A4 Bath Road to junction 12 of the M4 just minutes away or Reading town centre which is under 3 miles to the east. The green space of Linear Park is located yards away at the foot of the cul-de-sac and regular bus services plus local shops and Calcot Retail Park with 24 hour Gym, Sainsbury's and Ikea all within minutes walk.

Boasting a single garage in a row of 3 directly behind the property, the front door opens to an entrance porch and into the front aspect living room where a contemporary staircase with glazed balustrade leads to the first floor, and an open plan arch leads to the dining room. The dining room features a patio door to the garden and adjoins a fitted rear aspect kitchen which includes integrated oven and hob plus appliance space for fridge/freezer, washing machine and dishwasher. The first floor landing services 3 bedrooms and a re-fitted modern bathroom with fitted vanity unit with inset basin, a heated towel rail, and shower over bath with glazed shower screen. Both bedrooms 1 and 2 feature fitted wardrobes with full length sliding mirror doors.

Outside, the westerly aspect rear garden measures approximately 40' (12 m) in length and is enclosed by wooden fencing with a secure pedestrian gate giving handy rear access and leads to a courtyard area behind where the single garage is the middle of a row of 3.

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

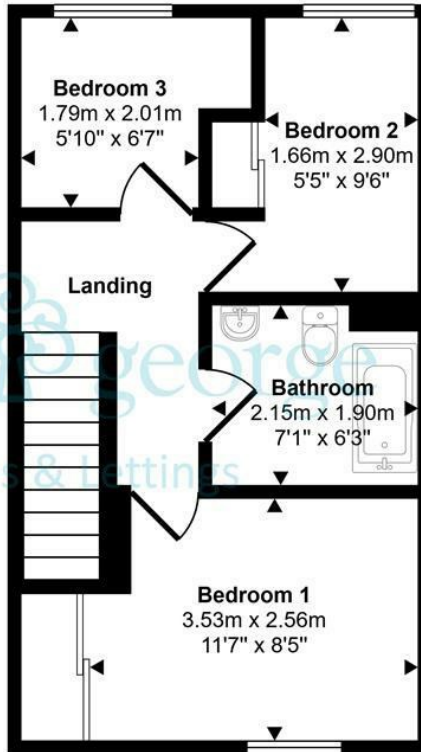
West Berkshire Council - Band C



Approx Gross Internal Area
65 sq m / 703 sq ft

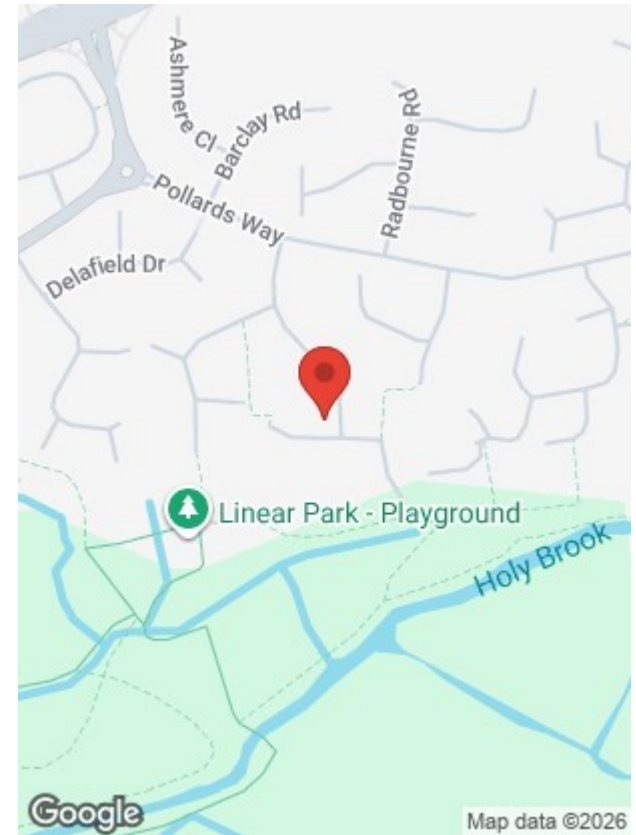


Ground Floor
Approx 33 sq m / 355 sq ft



First Floor
Approx 32 sq m / 348 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		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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