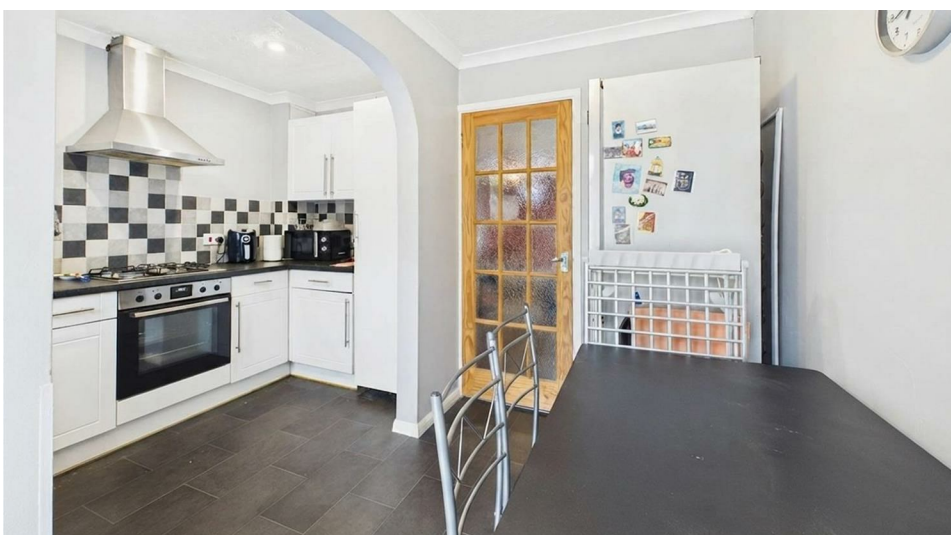




35 Flodden Drive

Calcot, RG31 7EH

Offers in excess of £325,000 Freehold



VP - NO ONWARD CHAIN. Located in a cul-de-sac on Flodden Drive in Calcot, Reading, this two-bedroom end of terrace house offers a delightful blend of comfort and convenience. The property features a welcoming living room that provides an ideal space for relaxation and entertaining, WC toilet and an open plan kitchen/dining room create a sociable atmosphere, perfect for family meals or gatherings with friends.

On the first floor, you will find two generously sized double bedrooms, ensuring ample space for rest and personalisation. The modern shower room adds to the practicality of the home, catering to the needs of a busy lifestyle.

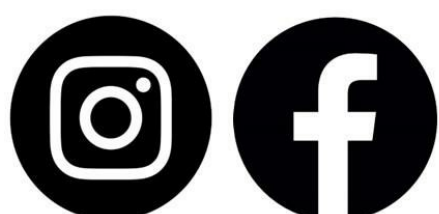
Outside, the property boasts side access leading to a lovely patio and lawn area, providing a perfect spot for outdoor enjoyment or gardening. Additionally, there is an outbuilding equipped with power, offering versatile options for use as a workshop, storage, or even a home office.

With parking available for one vehicle, this end terrace house is not only a comfortable living space but also a practical choice for those seeking a home in a quiet yet accessible location. This property is an excellent opportunity for first-time buyers or small families looking to settle in a friendly neighbourhood. Don't miss the chance to make this lovely house your new home.

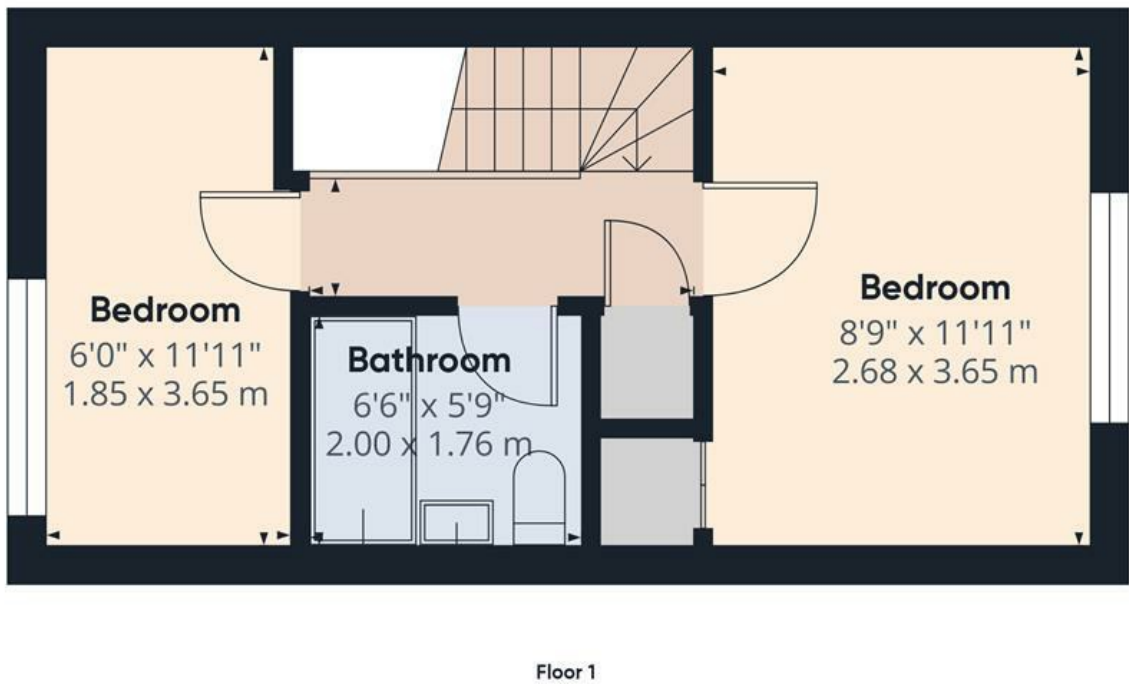
Council tax band - C

- NO ONWARD CHAIN
- END OF TERRACE HOUSE
- ALLOCATED PARKING
- KITCHEN/DINING ROOM
- SIDE ACCESS TO REAR GARDEN
- CUL DE SAC LOCATION
- TWO DOUBLE BEDROOMS
- OUTBUILDING IN GARDEN
- DOWNSTAIRS WC

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Approximate total area⁽¹⁾
562.51 ft²
52.26 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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