



sansome  george

12 Halpin Close, Calcot, Reading, Berkshire, RG31 4RA
Guide Price £290,000 Leasehold

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Residential Sales & Lettings

- 3 Bedroom First Floor Maisonette
- Modern Fitted Kitchen
- Living Room
- UPVC Double Glazed Windows
- Enclosed Rear Garden With Gated Side Access

- Study/Bedroom 3
- 3 Piece Modern Bathroom
- Gas Radiator Central Heating
- Cul-de-sac Location Near Amenities
- Garage & Driveway

A very well presented first floor Maisonette located in a popular cul-de-sac conveniently positioned for access to local shops, schools and frequent bus services. Junction 12 of the M4 motorway, Theale village with mainline railway station are both a short drive away. Calcot retail park including Sainsburys supermarket, Ikea, Boots, MacDonalds (drive-through), Sports Direct and Pure Gym are all within walking distance. Linear Park with and adjacent riverside walks along the banks of the Holybrook leading to Reading Town centre, are also very accessible by foot.

Accommodation comprises entrance hall with private front door and stairs leading to first floor; hallway, living room leading to an optional third bedroom/study, modern fitted kitchen breakfast room, two further double bedrooms and a three piece modern bathroom suite. Additional features include gas radiator central heating and UPVC double glazed windows.

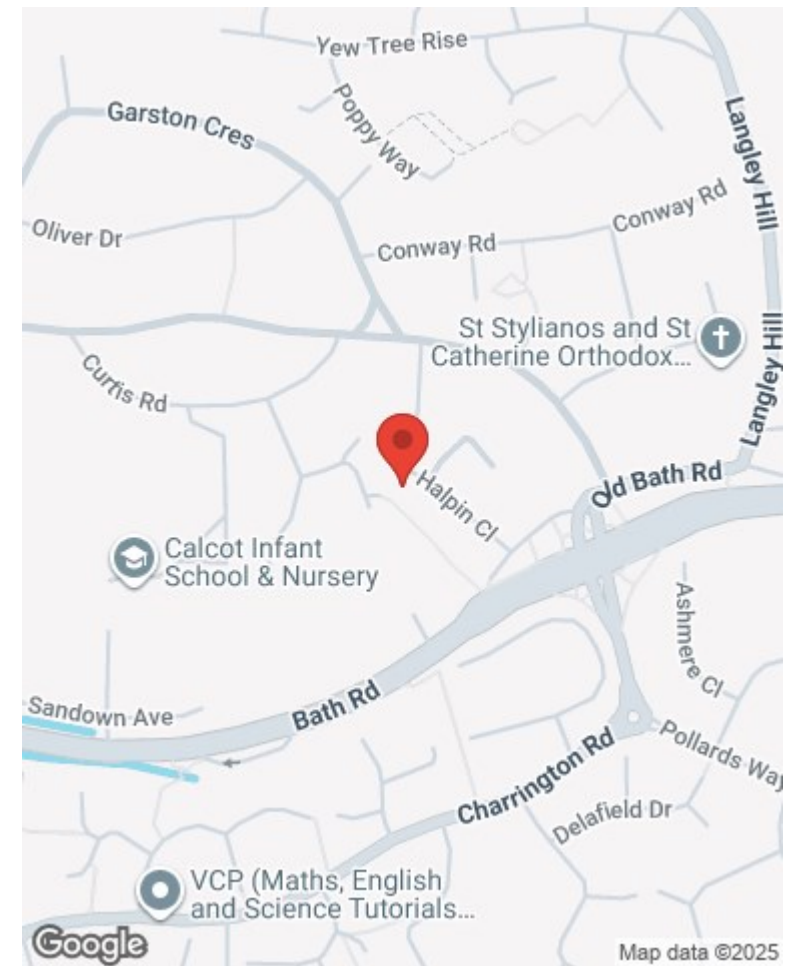
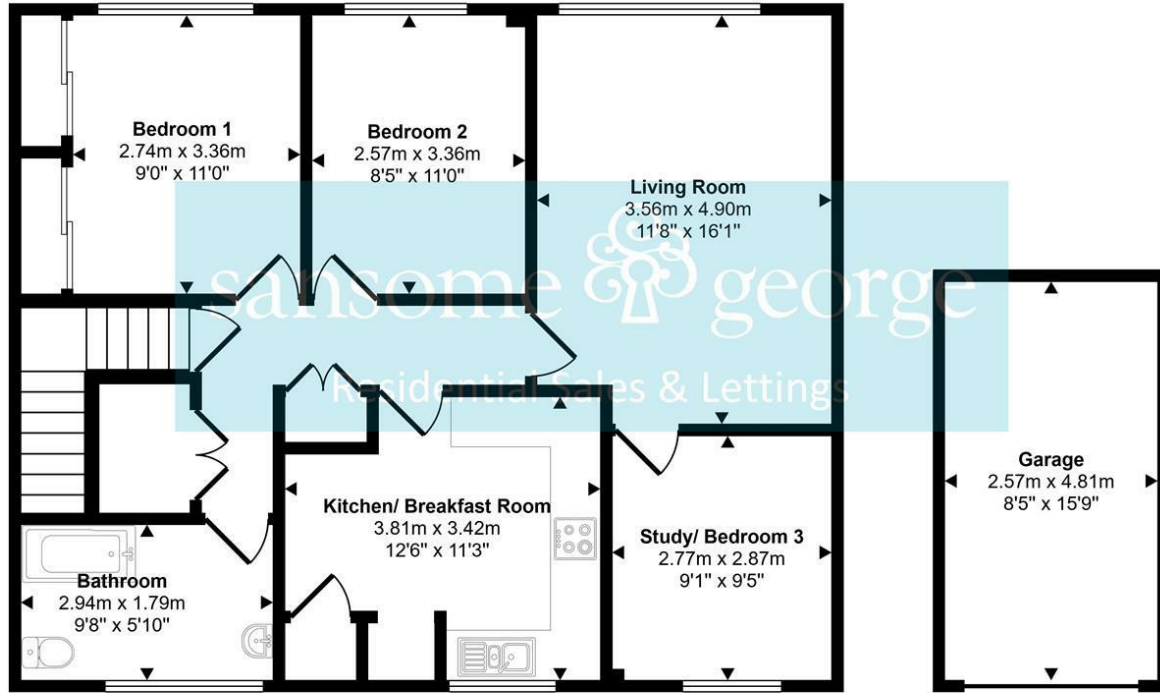
The front benefits from a garage with driveway parking leading to an enclosed and good sized rear garden with side access. (Note that the garden is partially shared for bin and recycling storage only).

Please contact Sansome & George Tilehurst office to arrange a viewing or to request further information.

West Berkshire Council - Band C
 Lease Term - 114 years remaining
 Service charge - Nil
 Ground Rent - £150.00 per annum



Approx Gross Internal Area
90 sq m / 973 sq ft



First Floor

Approx 78 sq m / 840 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.

Garage

Approx 12 sq m / 133 sq ft

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	71	76
EU Directive 2002/91/EC		

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

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