



sansome  george

50 Pemberton Gardens, Calcot, Reading, RG31 7DY
Guide Price £340,000 Freehold

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Residential Sales & Lettings

- Semi-Detached House
- Open Plan Lounge/Diner
- 3 Seperate Bedrooms
- Private Rear Garden With Side Access
- Gas Radiator Central Heating

- Garage And Driveway
- Rear Aspect Fitted Kitchen
- Family Bathroom
- Quiet Cul-De-Sac Location
- UPVC Double Glazing

This well-presented property enjoys a superb location, just moments from a wide range of amenities including Sainsbury's, Boots, IKEA, and Pure Gym. Highly regarded primary and secondary schools are nearby, along with open playing fields and scenic walks through Linear Park. Junction 12 of the M4 is only a two-minute drive, while a regular bus service to Reading town centre is just a minute's walk from the doorstep. The charming village of Theale, with its independent shops and mainline railway station, is also easily accessible.

The accommodation comprises an entrance porch leading into a bright and spacious dual-aspect open-plan living room with stairs rising to the first floor. The modern rear-aspect kitchen offers ample storage and generous worksurface space, with direct access to the landscaped rear garden. Upstairs, there are three bedrooms serviced by a three-piece family bathroom with a shower over the bath. Additional features include gas radiator central heating and UPVC double glazing throughout.

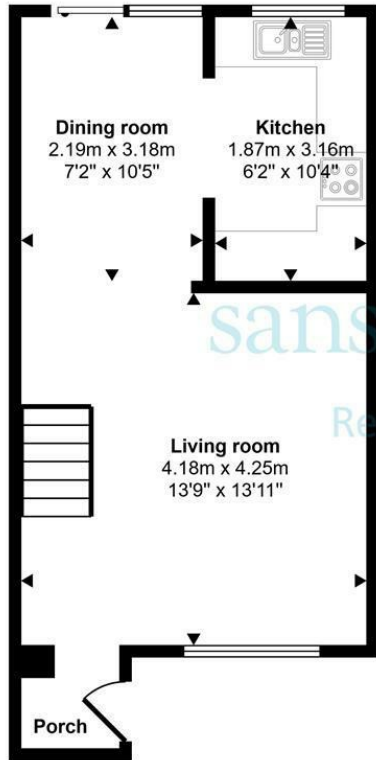
Externally, the property benefits from a private, low-maintenance rear garden with patio and lawned areas, offering direct access to a versatile single garage with power. The garden is fully enclosed, with gated side access to the front driveway providing off-road parking.

Council Tax: West Berkshire – Band C

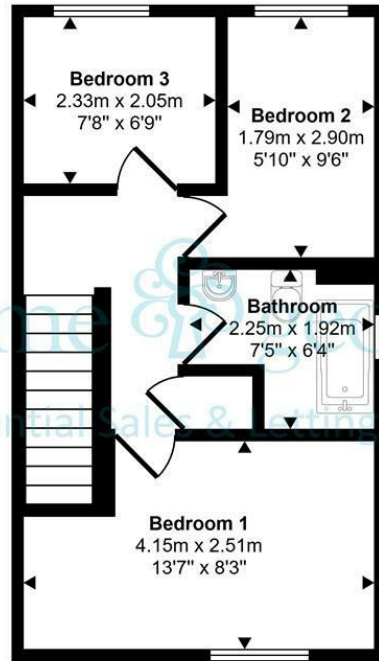
For further information or to arrange a viewing of this delightful home, please contact Sansome & George Estate Agents at your earliest convenience.



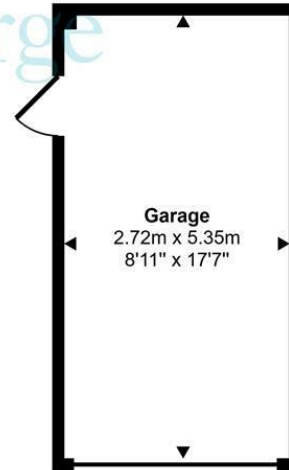
Approx Gross Internal Area
80 sq m / 861 sq ft



Ground Floor
Approx 33 sq m / 358 sq ft

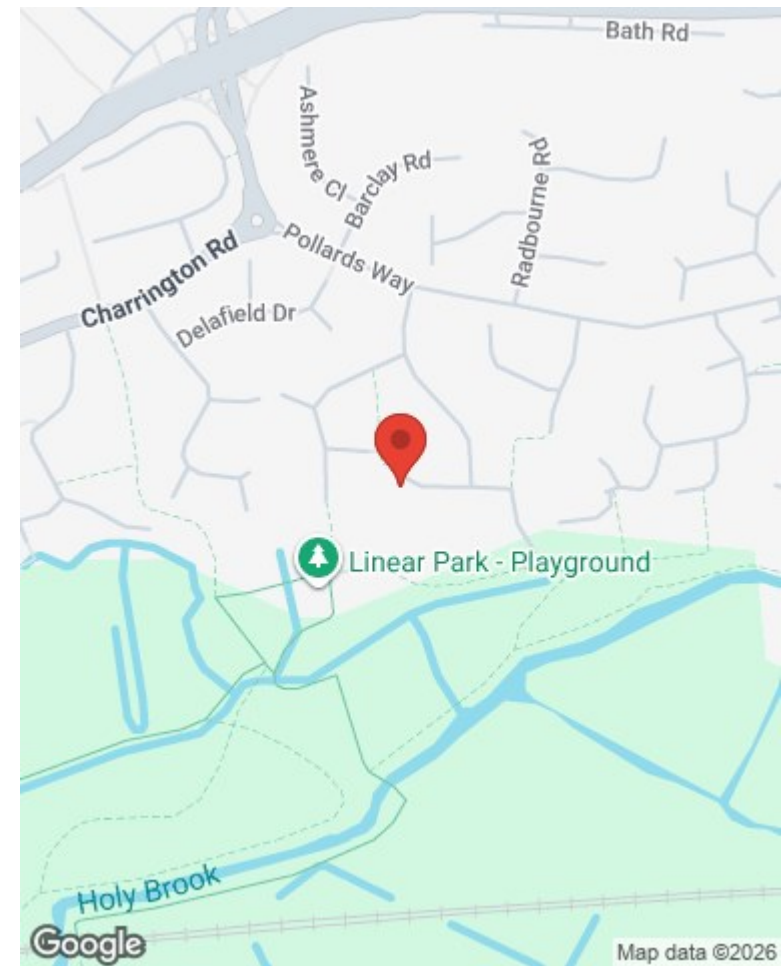


First Floor
Approx 32 sq m / 347 sq ft



Garage
Approx 15 sq m / 157 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.

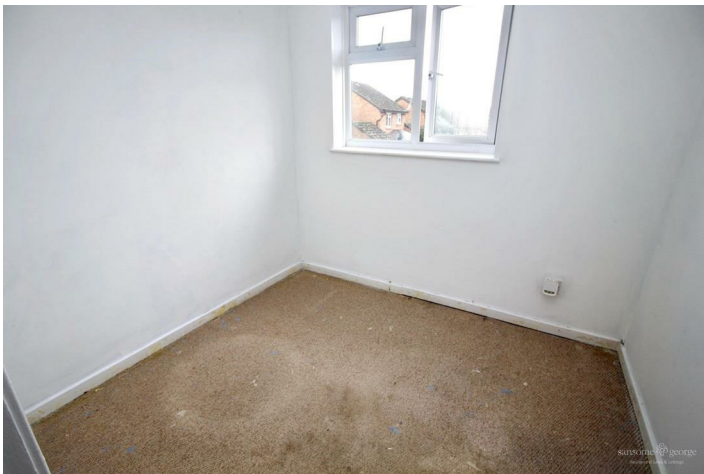


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	69	79

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		

Misrepresentation and Misdescriptions Acts

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