



sansome  george

33 Charlville Drive, Calcot, Reading, RG31 7AU
£190,000 Freehold

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Residential Sales & Lettings

- One Double Bedroom Home
- Kitchen
- Lawned Front Garden Area
- UPVC Double Glazing
- Easy Access to M4 JCT 12

- 13' Dual Aspect Living Room
- 3 Piece Bathroom
- Allocated Parking Space
- Electric Heating
- No Onward Chain

A one bedroom cluster (back to back) house located in a popular residential area within easy access to the M4 Motorway, local shops and bus services. Theale high street consisting of a wealth of amenities, mainline railway station and the Holybrook river with miles of open countryside are all situated nearby.

This ideal first time or investment purchase offers a dual aspect living room, kitchen, bedroom and bathroom. The property features UPVC double glazed windows and electric heating.

The exterior offers an off road parking space and a garden area to the front.

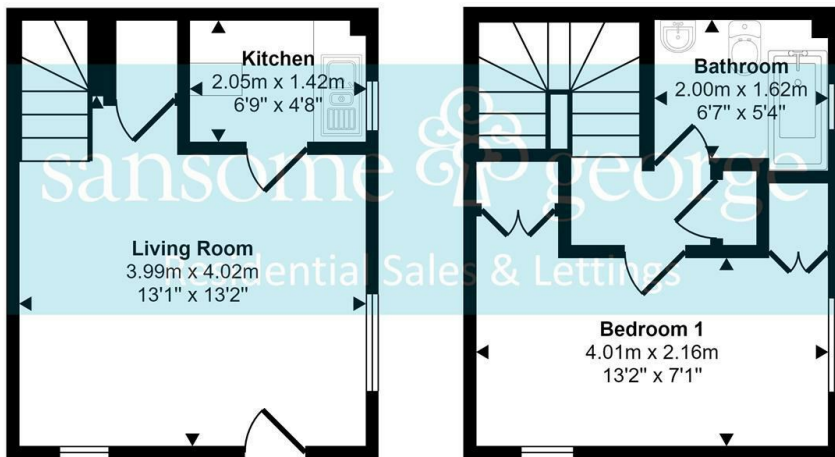
Offered for sale with the added advantage of no onward chain and requires full modernisation throughout.

Please contact 0118 942 1500 to arrange a viewing.

Council tax Band B - West Berkshire.



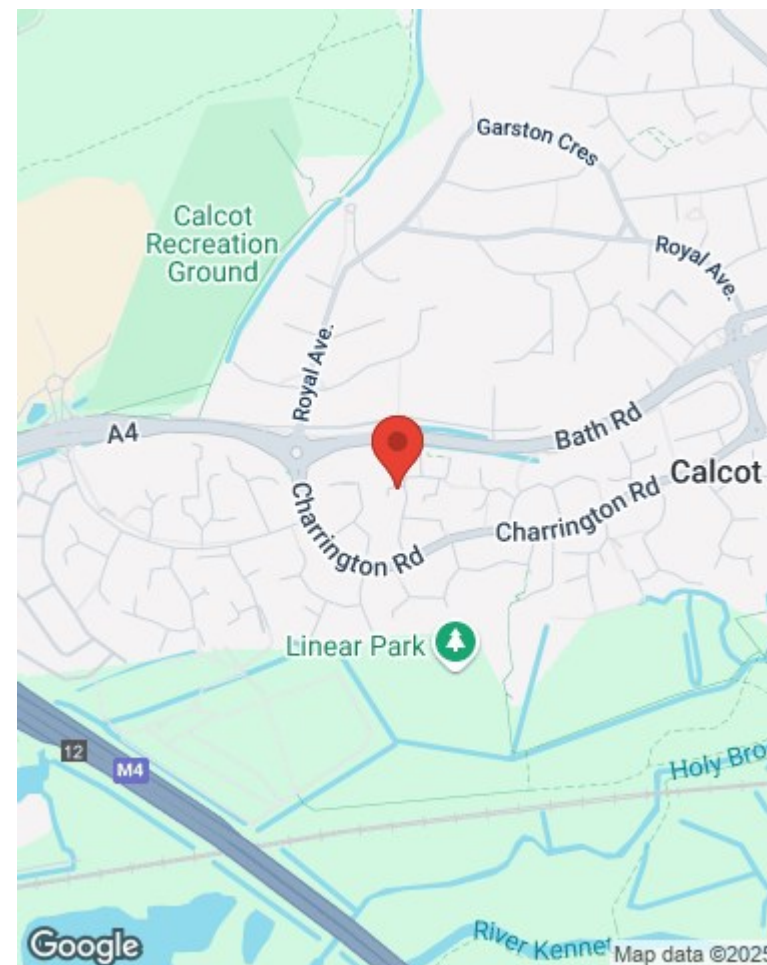
Approx Gross Internal Area
39 sq m / 424 sq ft



Ground Floor
Approx 20 sq m / 211 sq ft

First Floor
Approx 20 sq m / 213 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			95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

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			
EU Directive 2002/91/EC			
England & Wales			

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

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