**10 Kemerton Close, Calcot, Reading, RG31 7DG**
**Guide Price £325,000 Freehold**

sansome george
Residential Sales & Lettings

- Two Bedroom End Terrace Home
- Sought After The Chase Development
- Requiring Modernisation Throughout
- Two Well Proportioned Bedrooms
- Driveway Parking
- Quiet Cul De Sac Position
- No Onward Chain
- Living Room And Dining Area
- Attached Garage
- Enclosed Rear Garden

Offered to the market with the added advantage of no onward chain is this two bedroom end terrace home, requiring modernisation throughout and offering an excellent opportunity for buyers looking to create a home to their own taste and specification. The property is pleasantly positioned within a quiet cul de sac in the sought after The Chase development, a popular residential setting offering convenient access to local amenities, schools and transport links.

The accommodation comprises an entrance hall with stairs rising to the first floor, front aspect kitchen, living room opening through to a separate dining area with sliding doors providing access to the rear garden. The ground floor is further complemented by an attached garage offering useful storage and additional potential, subject to any necessary consents.

The first floor provides two well proportioned bedrooms, with the main bedroom benefiting from fitted storage, together with a three piece family bathroom.

Externally, the property enjoys a driveway providing off road parking and access to the garage, while to the rear is an enclosed garden with an area of decking immediately adjoining the property and the remainder predominantly laid to lawn.

While the property would now benefit from a programme of updating and modernisation throughout, it offers considerable potential for a purchaser to improve and personalise the accommodation, making it particularly suitable for first time buyers, downsizers, investors or those seeking a refurbishment project.

Internal viewing is highly recommended to appreciate both the potential of the property and its desirable cul de sac position within The Chase.

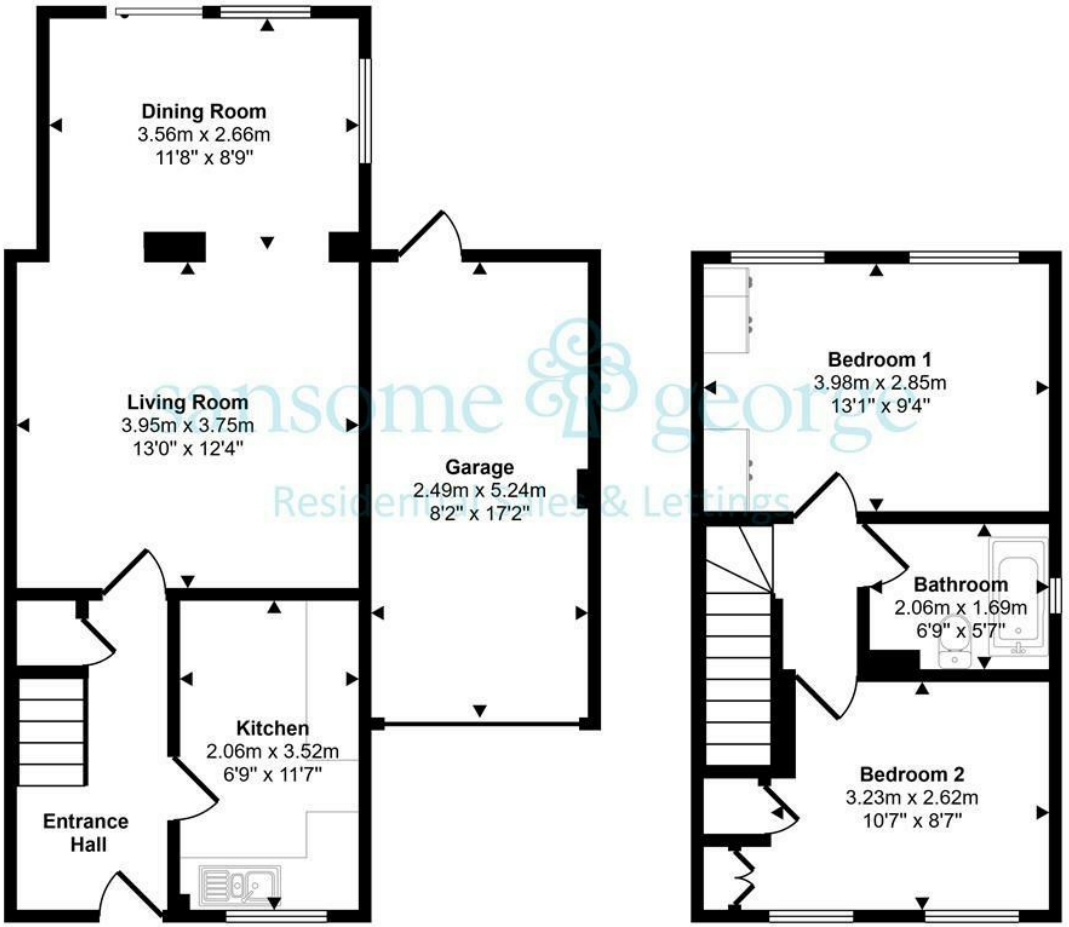
Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

West Berkshire Council - Band C

sansome george

Residential Sales & Lettings

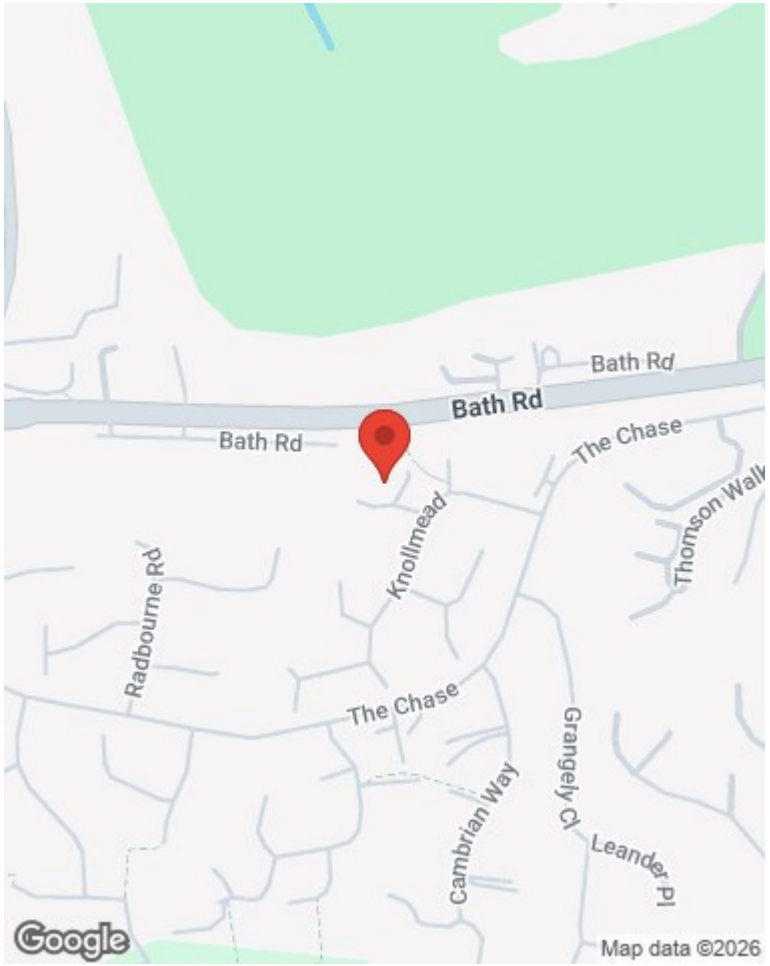
**Approx Gross Internal Area**
**83 sq m / 892 sq ft**

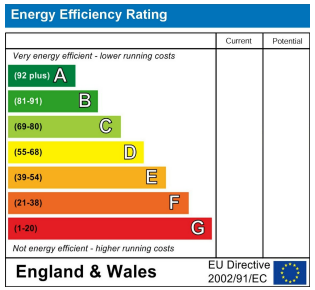


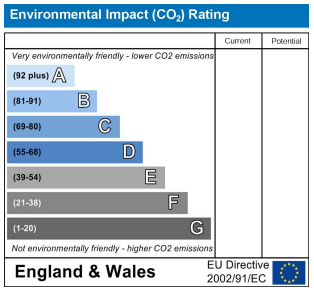

Ground Floor
**Approx 53 sq m / 572 sq ft**

First Floor
**Approx 30 sq m / 320 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.

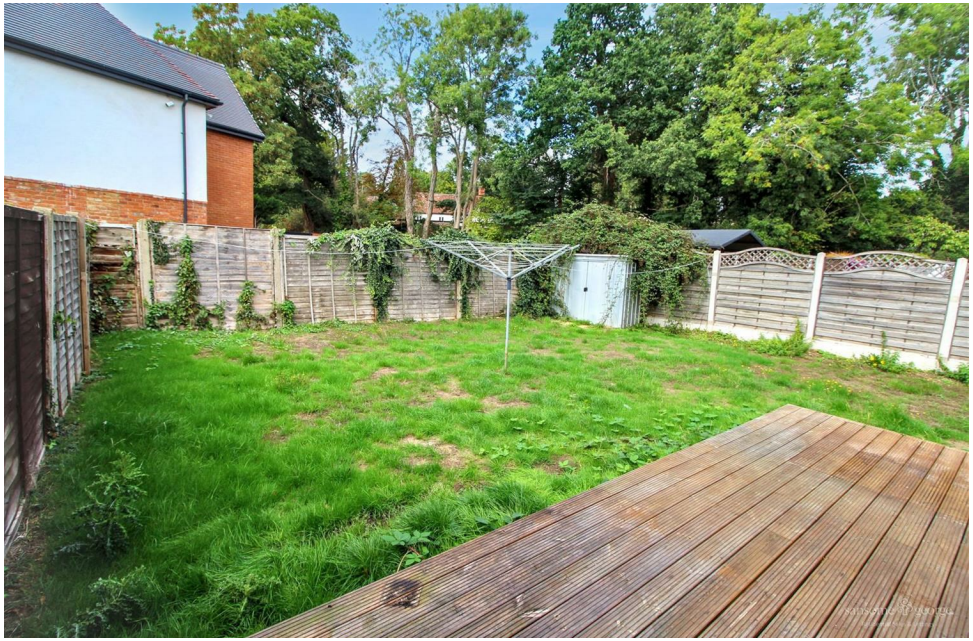



Misrepresentation and Misdescriptions Acts
Sansome & George Residential Sales & Lettings LTD for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that;- (1) these particulars are for guidance purposes only to intending Purchasers or Lessees and do not constitute, nor constitute any part of, an offer or a contract; (2) descriptions, dimensions, condition, use and other details are given without responsibility and intending Purchasers or Lessees are recommended to commission a structural survey and obtain legal advice; (3) Sansome & George Residential Sales & Lettings LTD or any person in their employ do not have any authority to make or give any representation or warranty in relation to the property, fixtures or fittings, mechanical and electrical services fitted thereto.

sansome george
Residential Sales & Lettings



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

sansome george
Residential Sales & Lettings