



sansome  george

53 Charlville Drive, Calcot, Reading, RG31 7AU
£250,000 Freehold

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Residential Sales & Lettings

- 1 Bedroom Cluster Home (Back to Back)
- Modern Fitted Kitchen
- Refitted Bathroom
- UPVC Double Glazed Windows
- Sizeable Garden Room/Exterior Office

- Rear Aspect Living Room Leading Onto A Private Rear Garden
- Double Bedroom
- Gas Radiator Central Heating
- 2 Allocated Parking Spaces
- Ideal First Time/Investment Purchase

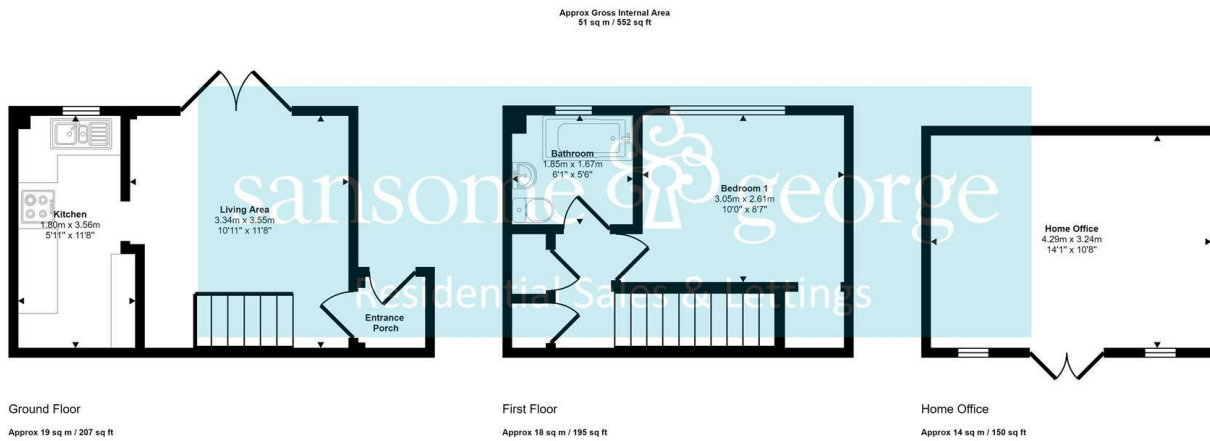
A one bedroom cluster home (back to back) situated in a popular cul de sac position in the Beansheaf area of Calcot. Open parkland, riverside walks along the banks of the Holybrook, frequent bus services and Junction 12 of the M4 motorway way are all easily accessible. Calcot retail park, including Sainsburys, Boots and Ikea along with Theale village including a mainline railway station and several useful amenities are also found locally.

Accommodation comprises entrance hall, living room with twin doors opening to a private enclosed garden, modern fitted kitchen, double bedroom and a refitted bathroom. This ideal first time or investment purchase has the added benefit from gas radiator central heating, UPVC Double glazed windows, two allocated off road parking spaces and a private fully enclosed garden with a sizeable office/garden room with attached storage shed/section. Gated side access.

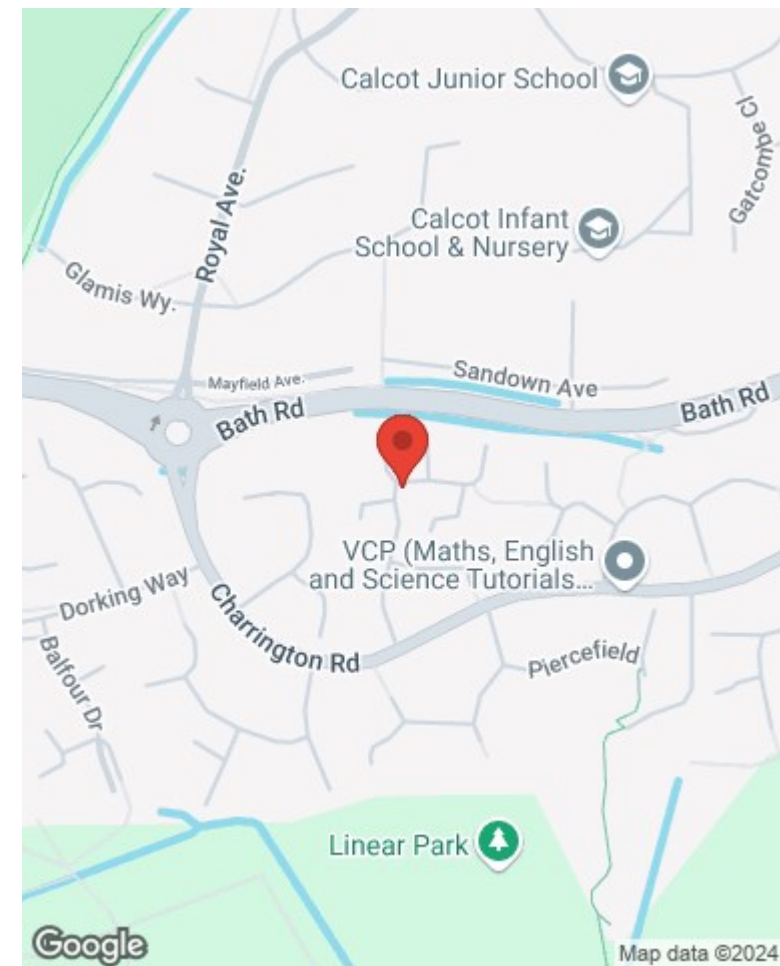
Please contact sole selling agent to arrange a viewing or to request further information.

Council Tax Band B - West Berkshire.





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			93
(81-91) B			
(69-80) C		74	
(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	

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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