

Vp

Village Properties

40 Derrick Close
Calcot, RG31 7AQ

£265,000 Freehold

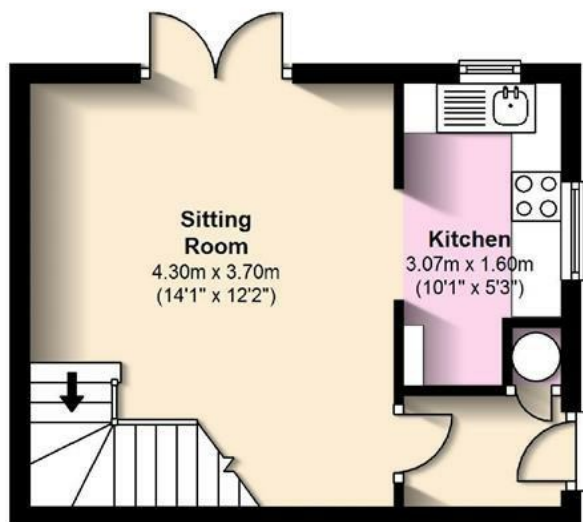


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40 Derrick Close

Ground Floor

Approx. 23.2 sq. metres (249.8 sq. feet)



First Floor

Approx. 22.7 sq. metres (244.2 sq. feet)



Total area: approx. 45.9 sq. metres (494.0 sq. feet)

DESCRIPTION:

VP - Presented to the market is this two bedroom house with allocated parking for two cars and located in a cul de sac. The property comprises entrance hallway, living room with double doors leading onto the rear garden. The kitchen is refitted and the current owners replaced the boiler within the last two years. On the first floor there are two bedrooms and a bathroom. Externally the rear garden is enclosed with side access and there is an outbuilding perfectly set up for an office/study or storage.

SUMMARY OF ACCOMMODATION:

- LOBBY ENTRANCE
- REFITTED KITCHEN
- FITTED BATHROOM
- OFFICE/OUTBUILDING
- LIVING ROOM WITH FRENCH DOORS TO GARDEN
- TWO BEDROOMS
- ALLOCATED PARKING FOR TWO CARS
- LARGER THAN AVERAGE REAR GARDEN

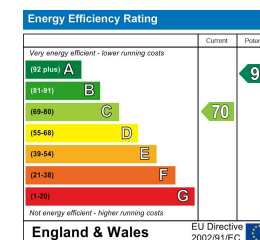
ADDITIONAL INFO:

Approx.net floor area: 46 sq.m/494 sq.ft
Local Authority: West Berkshire Council Tax
Band: C

Approx. Distances:
Reading Town Centre: 3.4 Miles
M4 motorway (J12): 1.0 Miles

VIEWING STRICTLY BY APPOINTMENT:

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