



Village Properties

21 Tadcroft Walk
Calcot, RG31 7JR

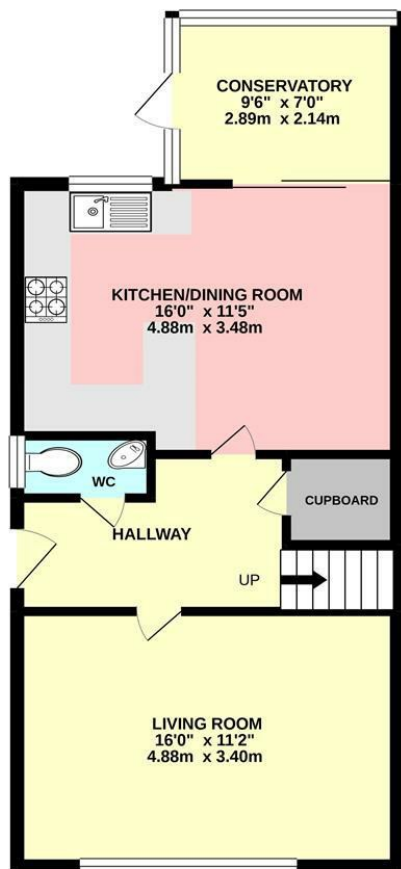
£325,000 Freehold



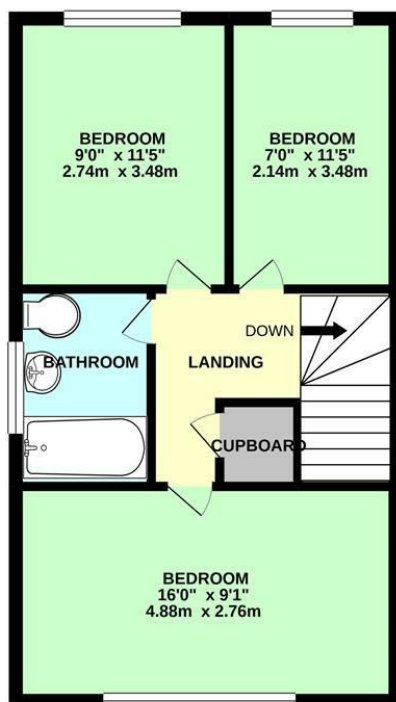
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21 Tadcroft Walk

GROUND FLOOR
528 sq.ft. (49.0 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DESCRIPTION:

VP - Presented to the market is this well presented semi detached house situated in the area of Fords Farm off the A4 Bath Road offering easy access to M4 J12, Reading mainline station and Reading town centre plus within walking distance of frequent bus services, local schools and supermarkets.

The accommodation consists of entrance hall, front aspect living room, a large refitted kitchen/dining area, conservatory, downstairs WC, 3 bedrooms and a refitted bathroom.

Other benefits include a landscaped rear garden with side access and overlooks Linear Park as well as a garage in block.

SUMMARY OF ACCOMMODATION:

- NEW SOFFITS AND FASCIAS
- BOILER APPROX. 2 YEARS OLD
- EASY ACCESS TO M4 J12
- REFITTED KITCHEN & BATHROOM
- NEW GARAGE ROOF & DOOR
- WINDOWS & FRONT DOOR (APPROX. 4 YEARS OLD)
- 3 BEDROOMS
- LANDSCAPED REAR GARDEN

ADDITIONAL INFO:

Approx.net floor area: 85.7 sq.m/ 922 sq.ft

Local Authority: West Berkshire Council Tax Band: C

Approx. Distances:

Reading train station: 3.5 miles

Theale Railway Station: 2.9 Miles

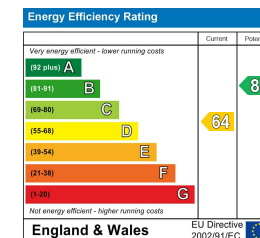
M4 motorway (J12): 1.9 Miles

VIEWING STRICTLY BY APPOINTMENT:

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