



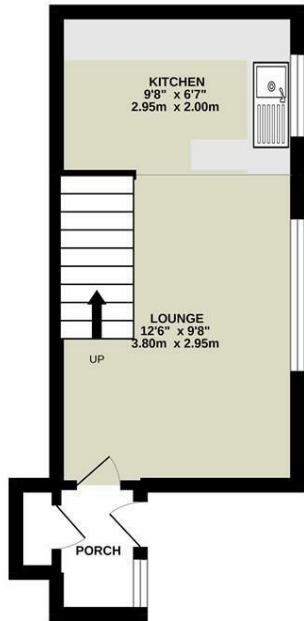
2 Colston Close
Calcot, RG31 7EQ

Guide price £239,950 Freehold

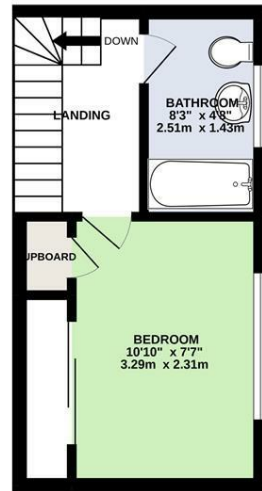
VillageProperties.co.uk

2 Colston Close

GROUND FLOOR
207 sq.ft. (19.3 sq.m.) approx.



1ST FLOOR
184 sq.ft. (17.1 sq.m.) approx.



2 COLSTON CLOSE
TOTAL FLOOR AREA: 391 sq.ft. (36.4 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:

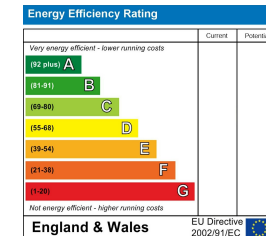
VP - Presented to the market with no onward chain is this freehold house situated in a sought after location in Calcot, within walking distance of Linear Park, bus services to Reading town centre plus easy reach of M4 J12.

The property is very well presented and the accommodation comprises of entrance porch, an open plan refitted kitchen/living area, 1 bedroom and a refitted bathroom with an Aqualisa shower. Other benefits include a private garden and off-road parking.

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- REFITTED BATHROOM
- OFF ROAD PARKING
- REFITTED KITCHEN
- PRIVATE GARDEN
- CLOSE TO M4 J12

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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