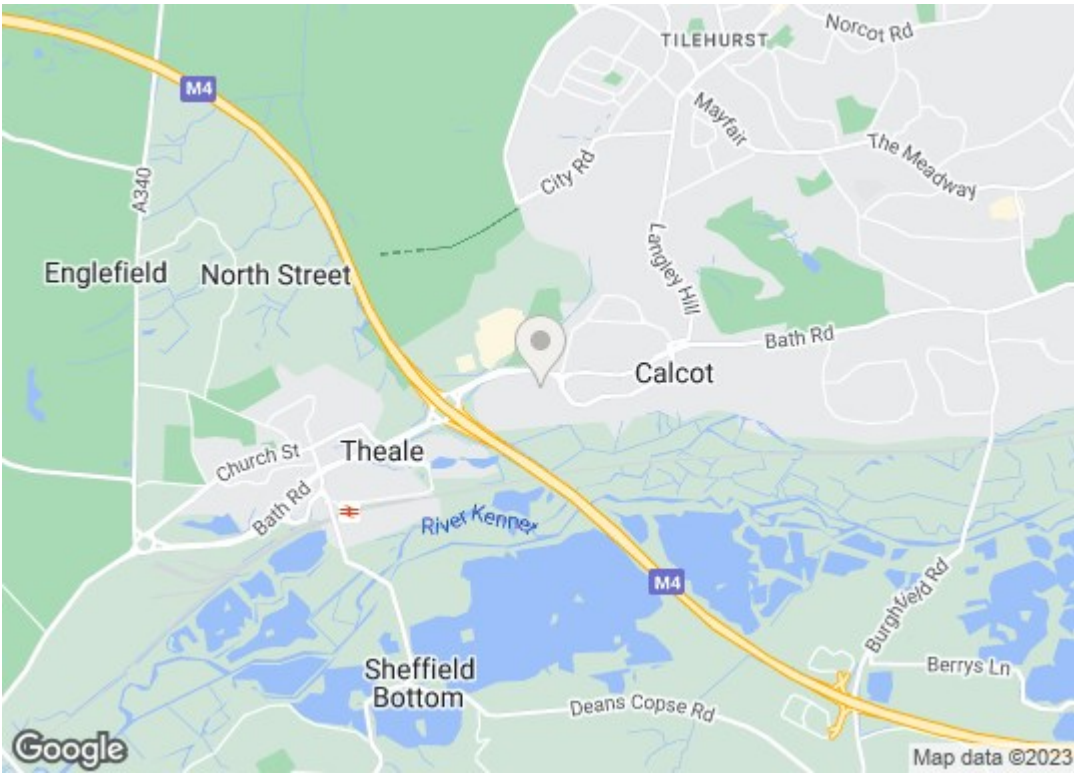




**5 Bourne Close, Calcot, Reading, Berkshire, RG31 7BD**  
**Guide price £365,000 Freehold**

- TWO BEDROOMS
- SEMI DETACHED
- GARAGE
- OFF ROAD PARKING
- KITCHEN/DINING ROOM
- DOWNSTAIRS WC
- UTILITY ROOM
- CUL DE SAC LOCATION

VP - Presented to the market is this two bedroom semi detached house located in a cul de sac with off road parking and a garage. The property comprises entrance hall, living room, kitchen/dining room, WC and utility room. On the first floor there are two bedrooms and a bathroom. Externally there is an enclosed rear garden and side access.



**ADDITIONAL INFORMATION**

**DIRECTIONS**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 