

Vp

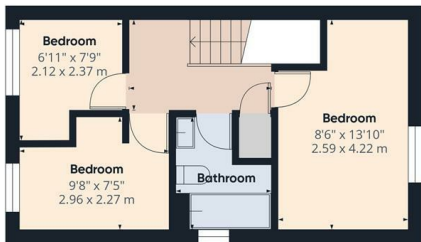
4 Pemberton Gardens Calcot, RG31 7DY

Guide price £365,000 Freehold



VillageProperties.co.uk

4 Pemberton Gardens



Approximate total area¹⁾

896 ft²
83.2 m²

Reduced headroom

13 ft²
1.3 m²

(1) Excluding balconies and terraces.

Reduced headroom:
Below 5 ft/1.5 m

Calculations reference the RICS (PMS) 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

DESCRIPTION:

VP - NO ONWARD CHAIN. Presented to the market is this three bedroom semi-detached house ideal for first time buyers, families and professionals alike. A welcoming living room and an open-plan kitchen/dining area, this home is designed for both comfort and functionality. The sun room at the rear of the property offers a delightful space to relax and enjoy views of the garden, which also provides convenient access to the garage.

The first floor boasts three bedrooms, perfect for accommodating family members or guests. The property features a well-appointed bathroom, ensuring that all your needs are met. One of the standout features of this home is the ample off-road parking, with space for up to four vehicles, making it ideal for those with multiple cars or visitors.

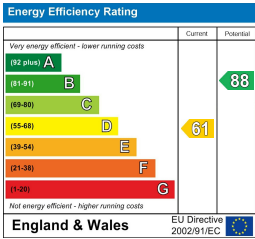
Situated close to a variety of amenities, including shops, schools, and bus routes, this property is perfectly positioned for convenience. Additionally, the nearby Linear Park offers a lovely outdoor space for leisurely walks or family outings. For those who commute, the M4 Junction 12 motorway is easily accessible, providing excellent transport links to surrounding areas.

Council tax band - C

SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
 - SEMI DETACHED HOUSE
 - AMPLE OFF ROAD PARKING
 - SUN ROOM
- THREE BEDROOMS
 - GARAGE
 - KITCHEN/DINING ROOM
 - CLOSE TO BUS ROUTES & M4 J12

ADDITIONAL INFO:



VIEWING STRICTLY BY APPOINTMENT:

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