



9 Barclay Road  
Calcot, RG31 7EL

Offers in excess of £325,000 Freehold



#### DESCRIPTION

VP - Presented to the market and located in cul-de sac, is this two-bedroom terraced house offering a delightful blend of comfort and convenience. The property features a well-appointed living/dining room, perfect for both relaxation and entertaining. The refitted kitchen is a standout, providing a modern space for culinary pursuits.

The two bedrooms are generously sized, making them ideal for a small family or professionals seeking extra space. The bathroom is conveniently located, ensuring ease of access for all residents. Outside, the enclosed rear garden provides a private retreat, complete with an access gate for added convenience.

Parking is a breeze with off road parking, and a nearby garage adds to the practicality of this lovely home. The location is particularly advantageous, with excellent access to bus routes, schools, amenities, and parks, making it an ideal choice for families and commuters alike.

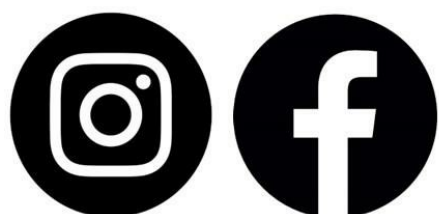
This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after area of Reading. Whether you are looking to buy or rent, this terraced house on Barclay Road is sure to impress.

Council tax band - C

#### SUMMARY OF ACCOMMODATION

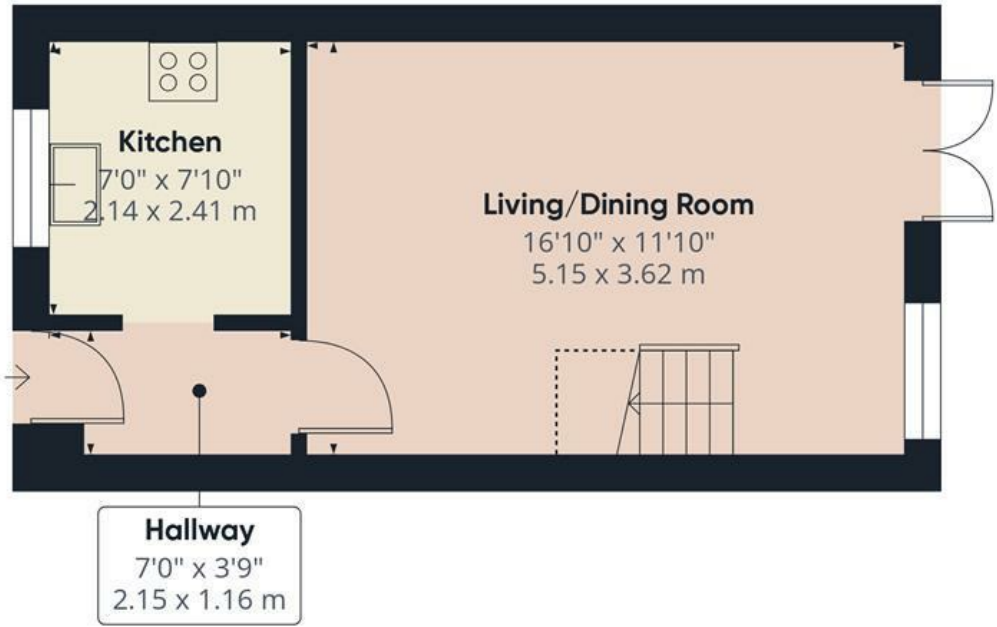
- NO ONWARD CHAIN
- TWO BEDROOMS
- OFF ROAD PARKING
- GARAGE
- REFITTED KITCHEN
- GAS CENTRAL HEATING
- CUL DE SAC LOCATION
- ENCLOSED REAR GARDEN

Get Social

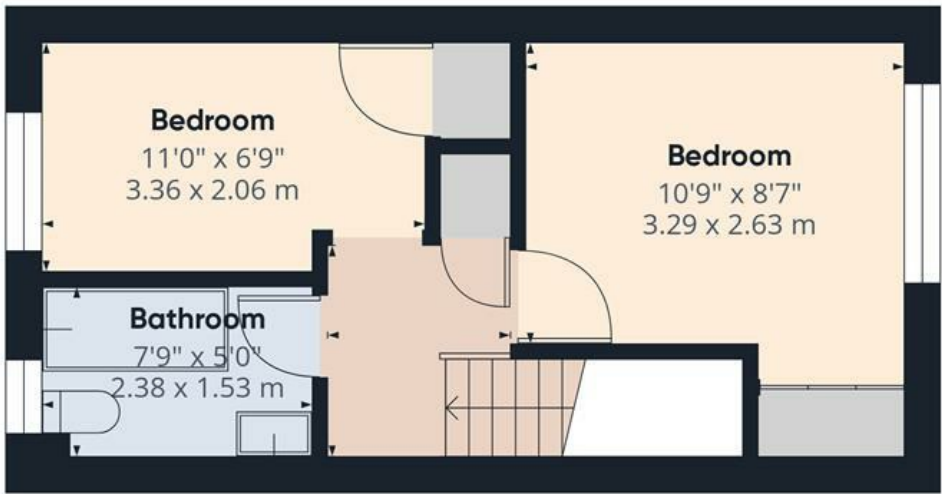


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Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2



Approximate total area<sup>(1)</sup>

692 ft<sup>2</sup>  
64.2 m<sup>2</sup>

Reduced headroom

14 ft<sup>2</sup>  
1.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

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

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