



49 Charlville Drive, Calcot, Reading, RG31 7AU
Guide Price £300,000 Freehold

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Residential Sales & Lettings

- No onward chain
- Two double bedrooms
- Modern rear-aspect kitchen
- Driveway + allocated parking
- Easy access to M4 & bus routes
- Quiet cul-de-sac location
- Bright open-plan living room
- Enclosed garden with patio
- Close to shops, gyms & schools
- UPVC double Glazing & Gas Radiator Central Heating

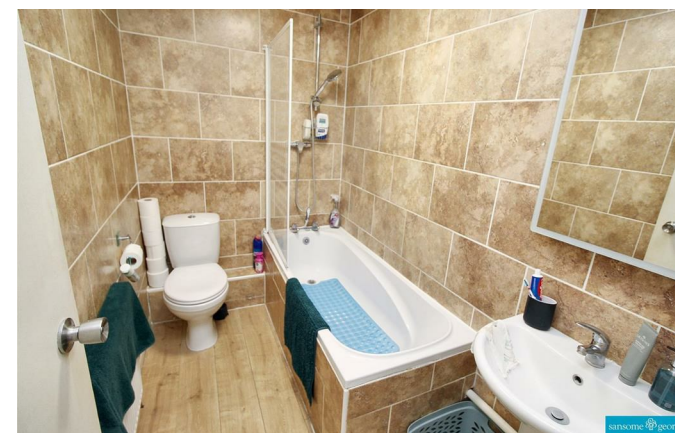
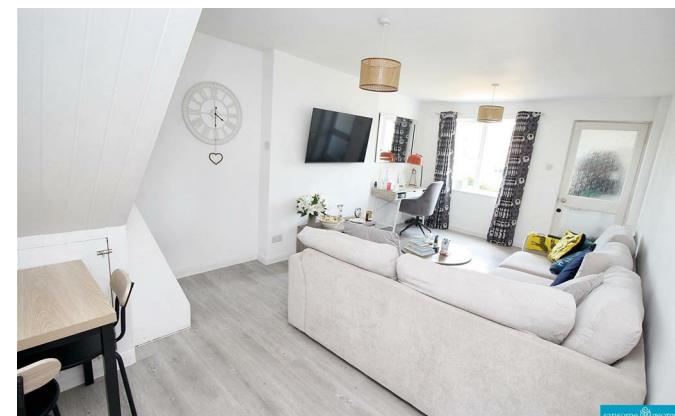
Offered to the market with the added advantage of no onward chain, this well-presented two-bedroom end of terrace home is ideally situated in a popular and peaceful cul-de-sac. The property benefits from a superb location just moments from a wide range of amenities, including Sainsbury's, Boots, IKEA and Pure Gym. Highly regarded primary and secondary schools are close by, as well as open playing fields and scenic walks through Linear Park. Junction 12 of the M4 is just a two-minute drive away, and a regular bus service to Reading town centre is only a minute's walk from the doorstep. Theale village, with its independent shops and mainline railway station, is also within easy reach.

The accommodation comprises an entrance porch leading into a bright and spacious open-plan living room with stairs rising to the first floor. A modern rear-aspect kitchen provides direct access to the rear garden. Upstairs offers two double bedrooms and a well-appointed three-piece family bathroom. Further benefits include gas radiator central heating and UPVC double glazed windows throughout.

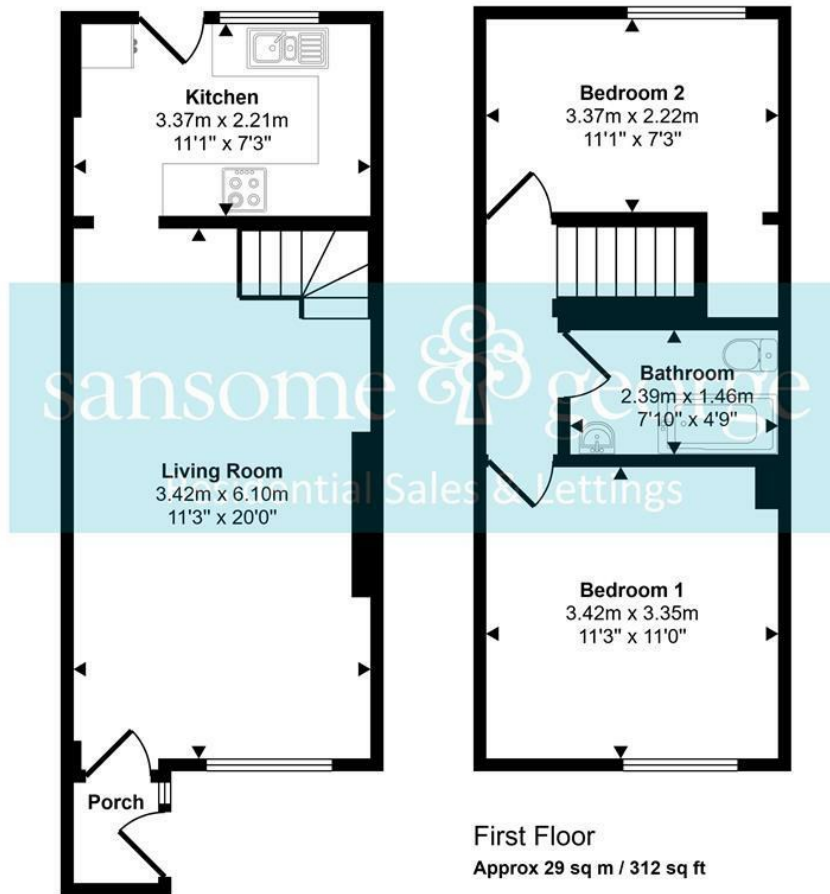
Outside, the property enjoys a fully enclosed rear garden, mainly laid to lawn with a patio area, and gated side access. To the front, there is driveway parking, along with an additional allocated parking space to the rear.

For further information or to arrange a viewing of this beautifully presented home, please contact Sansome & George Estate Agents at your earliest convenience.

Council Tax: West Berkshire – Band C

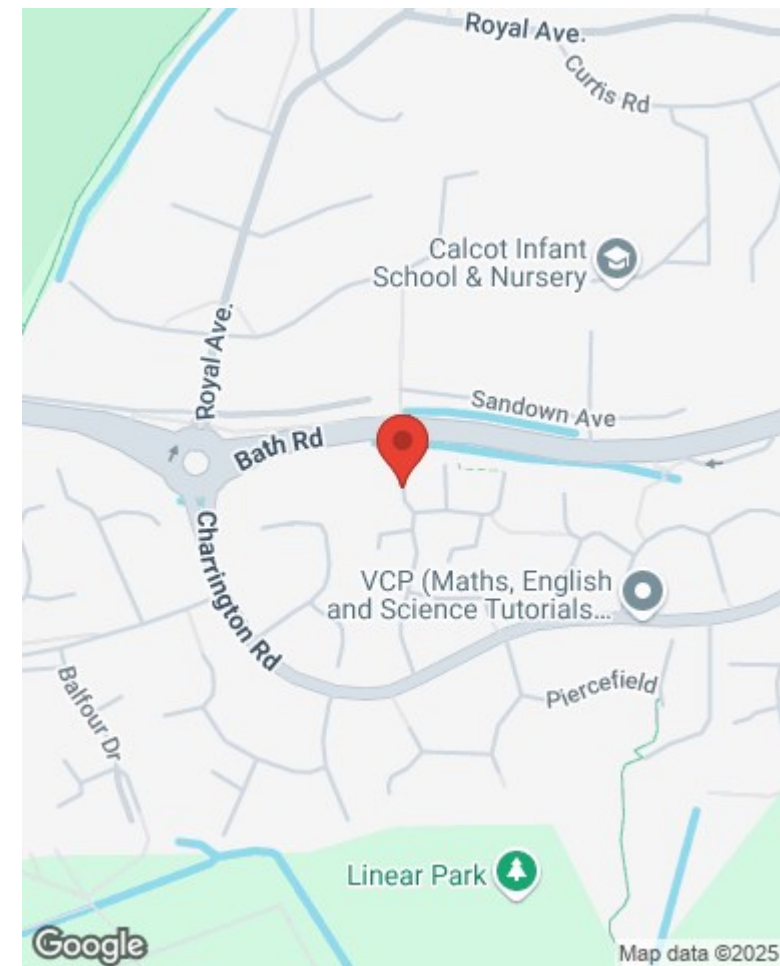


Approx Gross Internal Area
59 sq m / 639 sq ft



Ground Floor
Approx 30 sq m / 327 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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