



**21 Rushmoor Gardens, Calcot, Reading, Berkshire, RG31 7AH**  
**Guide Price £230,000 Freehold**

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Residential Sales & Lettings



- One-Bedroom Cluster House
- Excellent Transport Links Nearby
- Double Bedroom With Wardrobe
- Low-Maintenance Side Garden
- UPVC Double Glazing & Gas Radiator Central Heating
- Sought-After Cul-De-Sac Location
- Kitchen With Appliance Spaces
- Three-Piece Bathroom With Shower
- Allocated Parking Space Included
- No Onward Chain

This purpose-built 1-bedroom cluster house is situated in the sought-after Beansheaf area of Calcot. It benefits from excellent transport links, being just minutes from the A4 Bath Road, providing easy access to Junction 12 of the M4 motorway and Reading town centre, which lies less than 3 miles to the east. Linea Park is conveniently located at the foot of the cul-de-sac. The property is also well served by regular bus services, nearby local shops, and Calcot Retail Park, which includes a 24-hour gym, Sainsbury's, and IKEA — all within a short walk.

Offered to the market with no onward chain, the UPVC double glazed front door opens into a living room with stairs rising to the first floor and access to the kitchen. The kitchen features a range of high and low cupboards, with designated spaces for a washing machine, fridge/freezer, and oven. Upstairs, you will find a double bedroom with a fitted wardrobe and a three-piece bathroom with a shower over the bath. The property benefits from UPVC double glazing throughout and gas central heating to radiators.

Externally, the property enjoys a low-maintenance garden to the side, featuring a patio area and gated access. To the front, there is one allocated parking space.

For further details or to arrange a viewing at your earliest convenience, please contact Sansome & George Estate Agents.

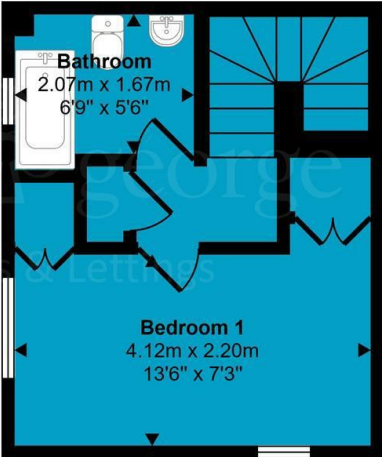
West Berkshire Council – Council Tax Band B



Approx Gross Internal Area  
41 sq m / 439 sq ft

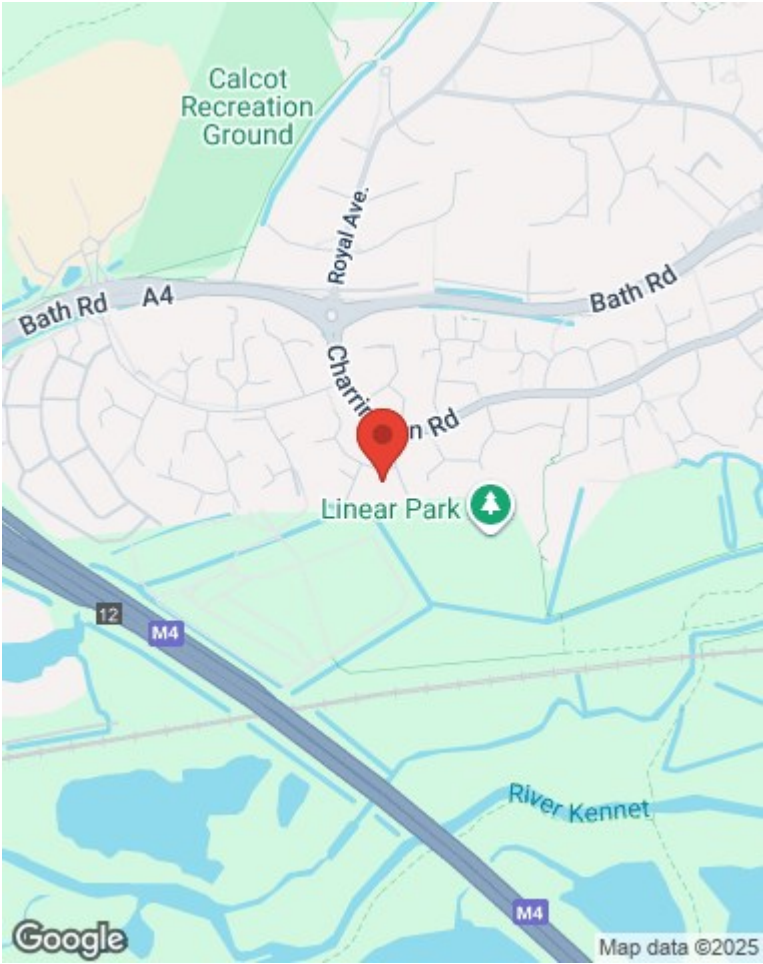


Ground Floor  
Approx 20 sq m / 218 sq ft



First Floor  
Approx 21 sq m / 221 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		91
(81-91) B		
(69-80) C		71
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Misrepresentation and Misdescriptions Acts  
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