



**Barclay Road, Available, £1,400 Per Calendar Month, Unfurnished**

**sansome & george**  
Residential Sales & Lettings



A modern two-bedroom mid-terrace home, tucked away in a quiet cul-de-sac in the popular area of Calcot. This well-presented property enjoys excellent access to local amenities, including the Sainsbury's complex with Boots, IKEA, a 24-hour gym and a range of sought-after primary and secondary schools, as well as nearby playing fields and woodland. Junction 12 of the M4 is just a two-minute drive away, while a regular bus service into Reading town centre is within a short walk.

The accommodation comprises an entrance hall, a refitted modern kitchen and a rear aspect living room with stairs rising to the first floor. Upstairs, there are two well-proportioned bedrooms, both benefiting from built-in wardrobes, along with a spacious bathroom fitted with a shower over the bath. The property further benefits from gas radiator central heating and UPVC triple glazing.

Outside, the home boasts a fully enclosed south-facing rear garden, mainly laid to lawn with a patio area, while to the front there is a generous driveway. A garage is also located in a nearby block.

#### Property details:

Energy Performance Rating: C - The full results of the energy performance assessment can be supplied upon request.

Local Authority: West Berkshire

Council Tax: - Band C

Tenancy: An Assured Shorthold tenancy is available for a minimum period of 6 months.

Possession: Available 7th October (subject to the usual formalities).

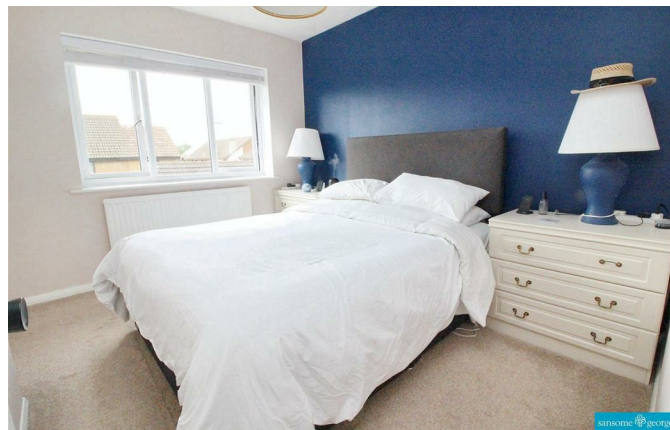
Rent: £1400 per calendar month paid in advance by Bankers Standing Order.

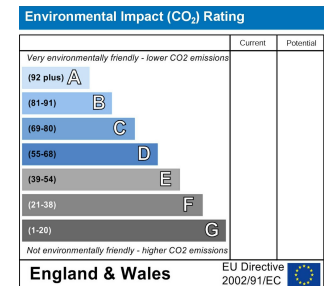
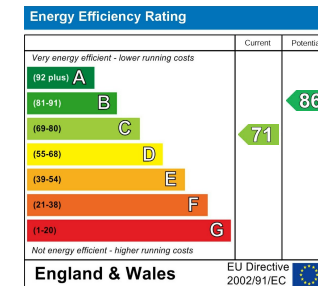
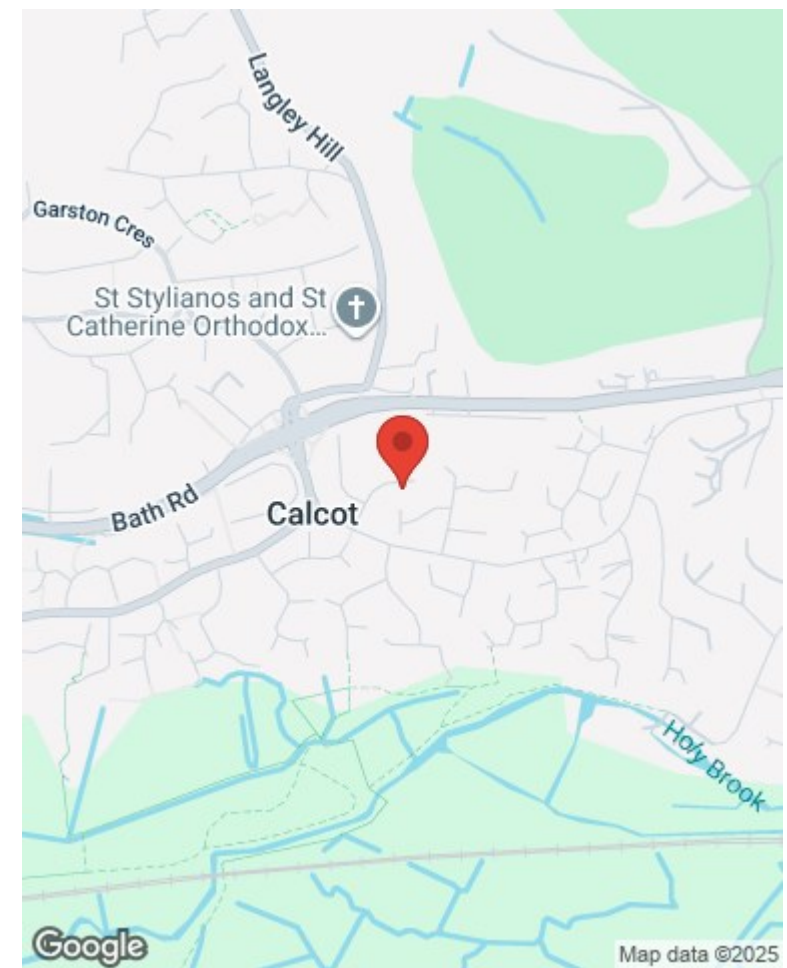
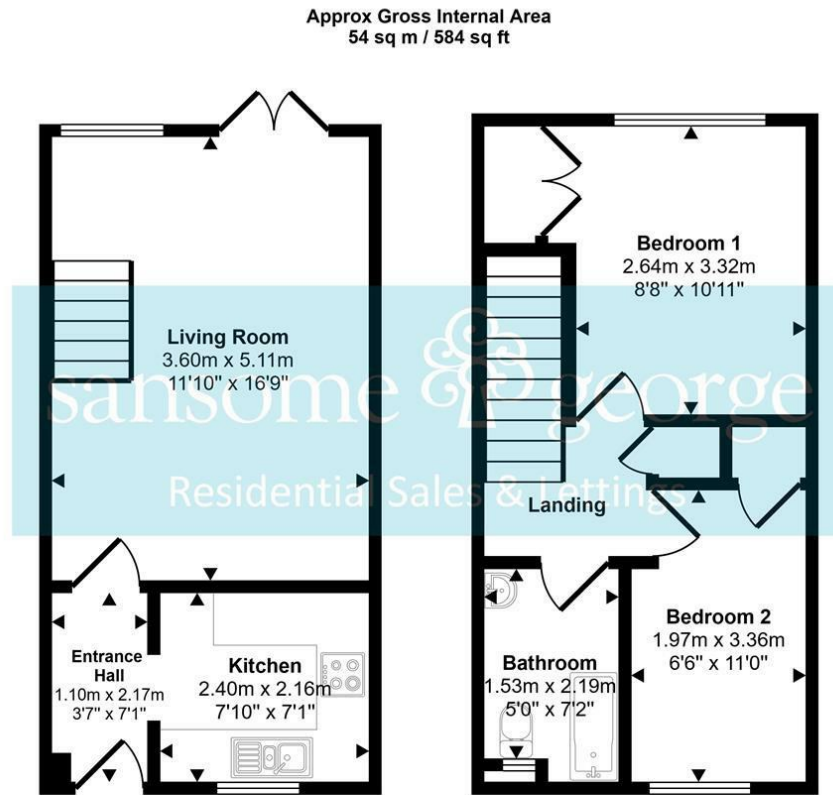
Deposit: £1615.38. The deposit will be paid to the agent who is a member of the deposit protection service (DPS), who will register the deposit and forward it to the DPS within 30 days of the commencement of the tenancy or receipt of the deposit whichever is earlier.

Holding Fee: A fee equivalent to 1 week's rent will be due. This will be deducted from the first month's advance rent payment.

Outgoings: The tenant is to be responsible for all outgoing including, council tax, water, gas, electricity telephone and TV.

Restrictions: The property is not suitable for smokers and sub-letting is strictly prohibited.



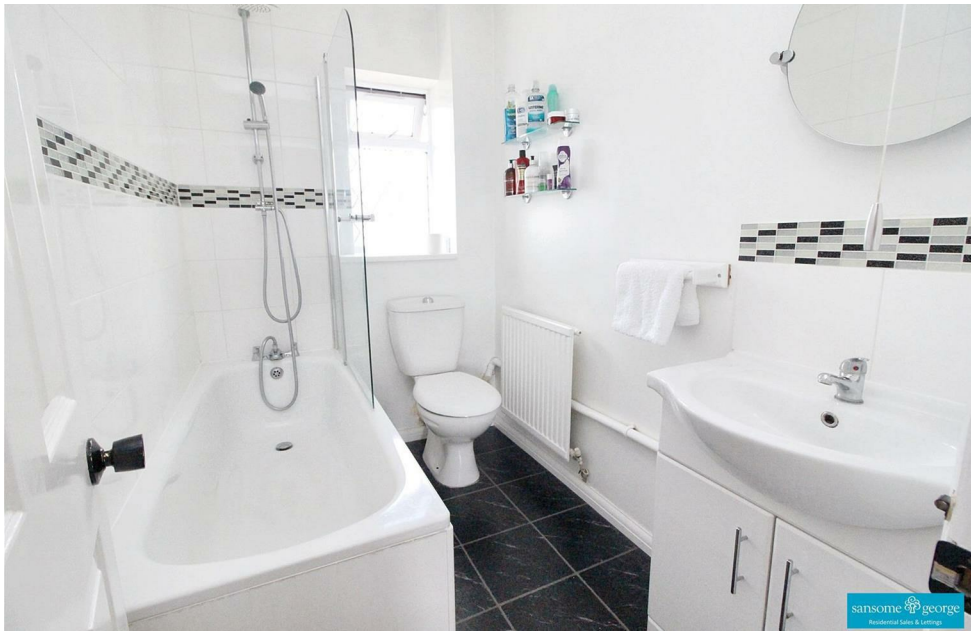


This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

#### Misrepresentation and Misdescriptions Acts

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