

# LANSLEY

EPC: TBC



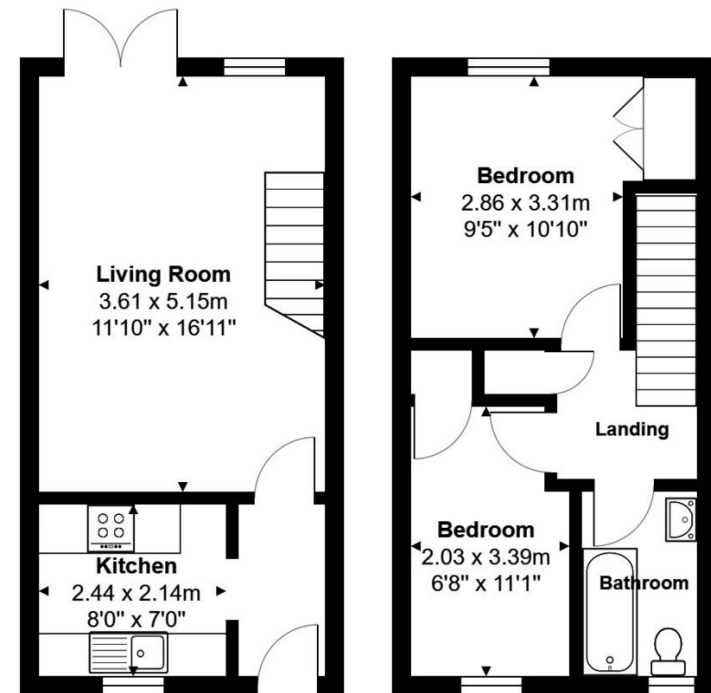
- Two Bedrooms
- Lounge/Diner
- Excellently Presented
- Sought After Location

## Barclay Road, Calcot, Reading, RG31 7EL

Asking Price Of £280,000

Lansley - Located in the sought after Beansheaf development in Calcot is this, in our opinion, excellently presented two bedroom mid terraced home located in the popular street of Barclay Road. The internal accommodation further comprises lounge/diner, front aspect kitchen, first floor bathroom and fitted cupboards/wardrobes in both bedrooms. Externally is pleasant and private rear garden and off road parking leading to the garage.

Barclay Road is conveniently located close to regular bus routes, J12 of the M4, Sainsburys supermarket, Linear Park and well regarded schooling making this excellent first time or investment purchase.



Total Area: 53.6 m<sup>2</sup> ... 576 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements