



Sparrow Cottage Royal Avenue
Calcot, RG31 4UP

Guide price £300,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

Sparrow Cottage Royal Avenue

DESCRIPTION:

VP - Presented to the market is this stunning one bedroom house with off road parking and a private rear garden. The property is within easy access to bus routes, gym, M4 Junction 12, local schools, parks and Sainsbury's shopping centre. The property comprises living/dining room, kitchen and downstairs WC. On the first floor there is a double bedroom, walk in wardrobe and en suite. Externally there is a side access gate leading to the rear garden.

Council tax band - C

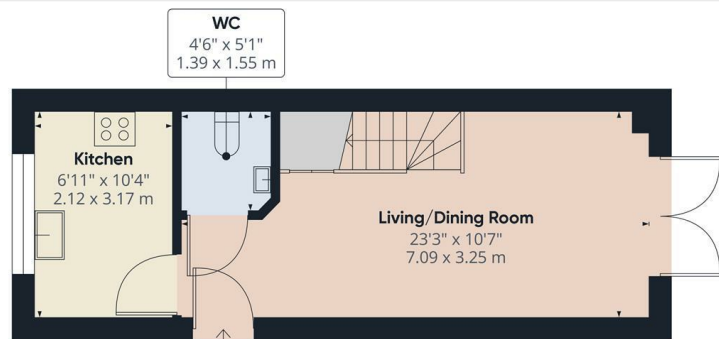
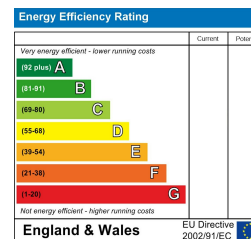
SUMMARY OF ACCOMMODATION:

- ONE BEDROOM HOUSE
- SIDE ACCESS TO GARDEN
- BUILT CIRCA 14 YEARS AGO
- 360 VIRTUAL TOUR
- OFF ROAD PARKING
- DOWNSTAIRS WC
- FREEHOLD

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

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 W: www.villageproperties.co.uk



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 570.34 ft²
 52.99 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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