



7 Sweet Briar Drive  
Calcot, RG31 7AD

£315,000 Freehold



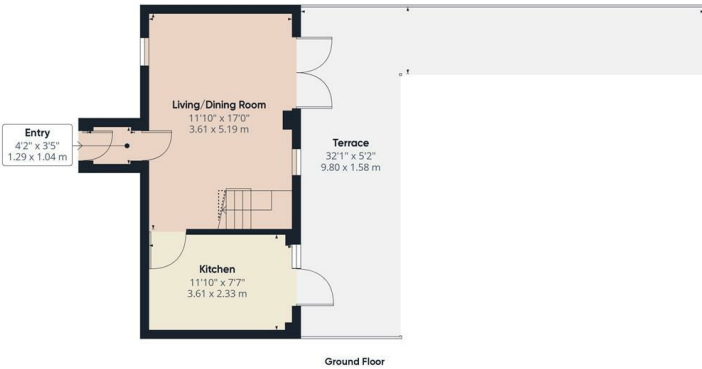
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# 7 Sweet Briar Drive

## DESCRIPTION:

VP - 360 VIRTUAL TOUR. Presented to the market is this smart two double bedroom property with allocated parking for two cars. The accommodation comprises entrance porch, living/dining room and a kitchen. On the first floor there are two bedrooms and a bathroom suite. Externally there is a larger than average rear garden with a rear access gate leading to the parking. This property is within excellent access to Linear park, bus routes '26 & 1', local schools, Sainsbury's shopping centre, gym and M4 junction 12 of the M4.

Council tax band - C



Approximate total area<sup>(1)</sup>  
572.49 ft<sup>2</sup>  
53.19 m<sup>2</sup>

Reduced headroom  
8.86 ft<sup>2</sup>  
0.82 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

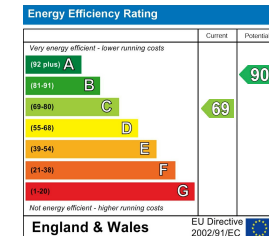
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

## SUMMARY OF ACCOMMODATION:

- TWO DOUBLE BEDROOMS
- X2 ALLOCATED PARKING SPACES
- GARDEN WITH REAR ACCESS
- BATHROOM WITH WINDOW
- LIVING/DINING ROOM
- 360 VIRTUAL TOUR
- FREEHOLD

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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