



17 Ashmere Close  
Calcot, RG31 7EN

Offers in excess of £315,000 Freehold



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# 17 Ashmere Close

## DESCRIPTION:

VP - 360 VIRTUAL TOUR.

Presented to the market is this two bedroom property with allocated parking and garage.

The accommodation comprises living/dining room, kitchen and a sun room. On the first floor there are two bedrooms and a new bathroom suite.

Externally there is a rear garden with a rear access gate. 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 (West Berkshire)

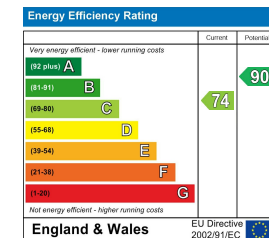
## SUMMARY OF ACCOMMODATION:

- MID TERRACE
- GARAGE
- SUN ROOM
- NEW BOILER
- TWO BEDROOMS
- OFF ROAD PARKING SPACE
- GARDEN WITH REAR ACCESS
- NEW BATHROOM

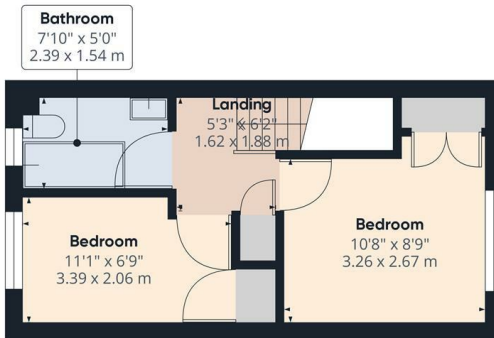
## ADDITIONAL INFO:

## VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607  
 E: sales@villageproperties.org  
 W: www.villageproperties.co.uk



Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
629.58 ft<sup>2</sup>  
58.49 m<sup>2</sup>

Reduced headroom  
14.07 ft<sup>2</sup>  
1.31 m<sup>2</sup>

(1) Excluding balconies and terraces

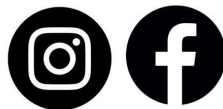
Reduced headroom  
Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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