



3  1  2 

Honey Bee Street, Calcot, Reading

**BELVOIR!**

£435,000



### Key Features

- > 3 bedroom End Town House
  - > Freehold
  - > Two Bathrooms
- > Landscaped Garden
  - > Garage
- > No Onward Chain
- > Tenure: Freehold
  - > EPC rating B

Patrick Williams are pleased to offer to the market this lovely 3 bedroom bay fronted end town house recently built by Bellway Homes. The accommodation benefits a spacious entrance hall with downstairs WC. A lounge with a bay window is located at the front of the house and a good size kitchen diner with doors onto the garden is positioned at the back. Upstairs is a Master bedroom with en suite and two further bedrooms plus family bathroom. Outside the property sits on a corner plot and to the rear is a landscaped garden enclosed by part wall and part fence. A pedestrian gate leads to a garage in a small block behind.

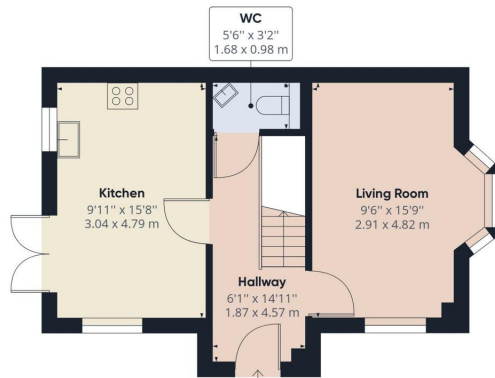
Please note there is an annual service charge



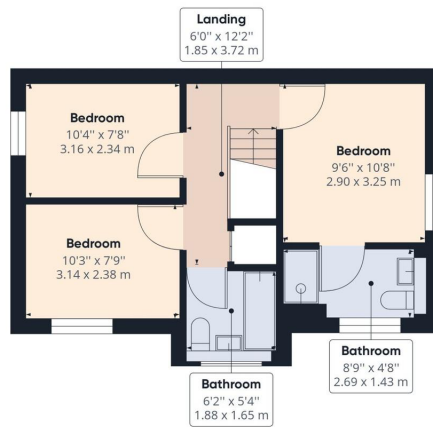
of £182.40 payable to Trinity Estates.

Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

We can refer you onto MAB for assistance with finance and mortgages, we may receive a fee if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.



Floor 0



Floor 1



**Approximate total area<sup>(1)</sup>**  
834.48 ft<sup>2</sup>  
77.53 m<sup>2</sup>

(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.

GIRAFFE360



Contact us today to arrange a viewing...

# BELVOIR!

[www.belvoir.co.uk](http://www.belvoir.co.uk)

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