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Palmera Avenue, Calcot, Reading

**BELVOIR!**

£450,000



### Key Features

- > Three Bedroom Detached Family Home
  - > Freehold
  - > Council Tax Band - D
  - > EPC Rating - C
- > Conservatory Extension
- > Close To Linear Park
- > Garage & Driveway

Impressive detached family home situated within touching distance of Linear Park which is a beautiful open green space in Calcot offering fantastic walks. Internally the well presented accommodation to the ground floor comprises of an entrance hall with a cloakroom, a fitted kitchen, a lounge which has an archway to a separate dining area and sliding patio doors to a conservatory extension. To the first floor there are three bedrooms, two double and one single along with the bathroom which is in need of some updating.

Outside to the front the block paved driveway provides ample off road parking and access to the attached garage, whilst to the rear there is





a good-sized garden laid mainly to lawn with a paved patio area and side access.

The property is well located close to Calcot Retail Park which features Sainsburys, Boots, Sports Direct, McDonalds drive thru and Ikea. For the commuter the M4 motorway is also close by at junction 12, Theale.

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

We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 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

Approximate total area<sup>§</sup>  
960.79 ft<sup>2</sup>  
89.26 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



Floor 1



Contact us today to arrange a viewing...

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

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