



Because property is personal with...

Royal Avenue, Calcot, Reading

Belvoir

Guide price £400,000



Key Features

- Character Extended Three-Bedroom Bay Fronted Semi Detached House
- Freehold
- Council Tax Band - C
- EPC Rating - TBC
- Refitted Kitchen/Dining Room With Island And Integrated Appliances
- Private Landscaped Rear Garden
- Garage in Nearby Block
- No Onward Chain







Belvoir are delighted to bring to the market with NO ONWARD CHAIN, this very impressive character bay fronted semi detached house situated in the popular area of Calcot. The extended and versatile accommodation to the ground floor comprises of an entrance with cloakroom, lounge with feature fireplace, beautiful, refitted kitchen with integrated appliances and island, inner hall with deep storage cupboard, utility room and office. To the first floor there are three bedrooms and a refitted four-piece bathroom.



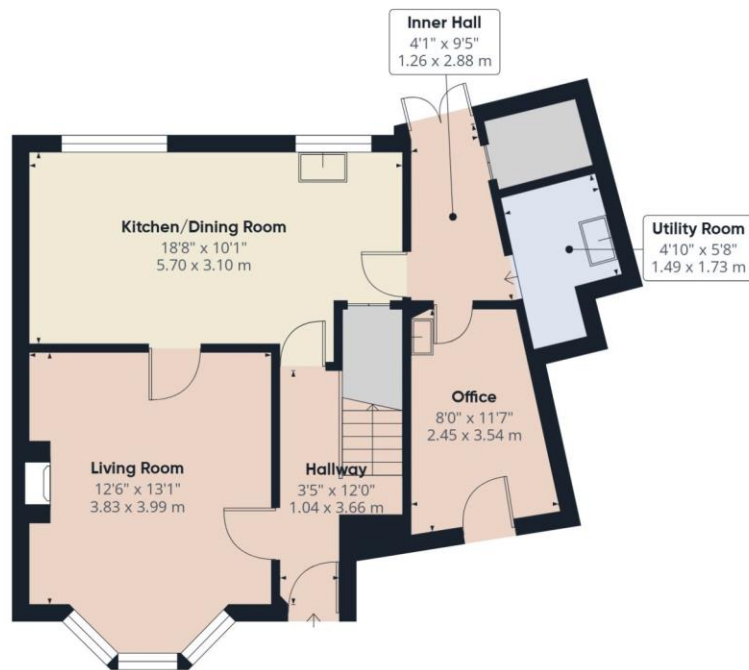
Outside the rear garden has been attractively landscaped and provides a high degree of privacy, whilst there is also a garage in a nearby block

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

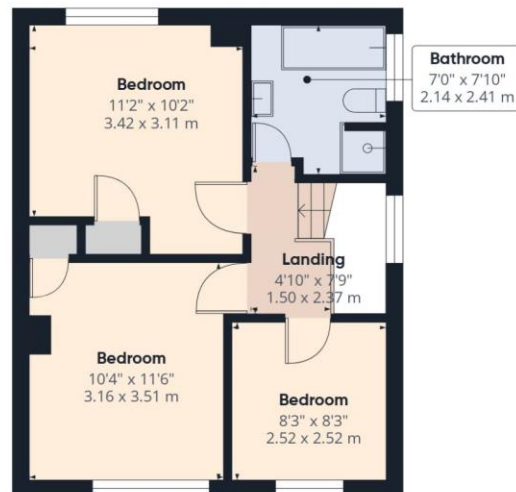
We can refer you on to The Mortgage Advise Bureau for help with finance. We may receive a fee of £250.00 if you take out a mortgage through them. If you require a solicitor to handle your purchase we can refer you onto Setfords Solicitors. We may receive a fee of £250.00 if you use their services.



Please be advised that a fee of £80 including VAT will be charged to complete the necessary anti-money laundering and identity verification checks for prospective clients wishing to purchase through ourselves. This fee is non-refundable and is required to ensure compliance with legal obligations and regulatory standards.



Floor 0



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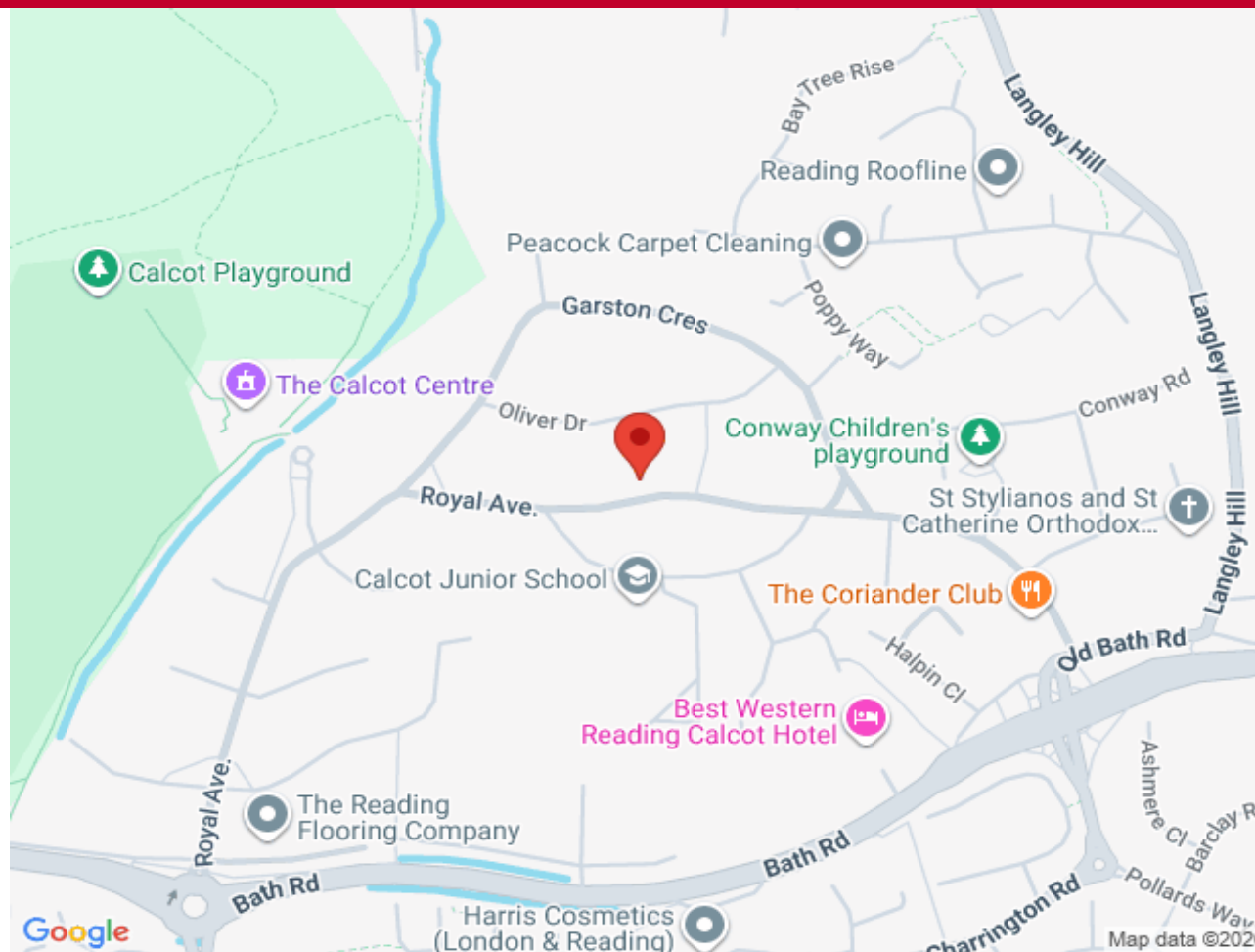
Approximate total area⁽¹⁾

1022 ft²

95 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.



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