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Yew Tree Rise, Calcot, Reading

**BELVOIR!**

Guide price £360,000





### Key Features

- > Three Bedroom Semi Detached House
- > Freehold
- > Council Tax Band - C
- > EPC Rating - TBC
- > En Suite Shower Room
- > Cloakroom
- > Tenure: Freehold

Belvoir are pleased to offer to the market this semi-detached house located on the popular Langley Hill Park development. Enhanced by gas central heating and double glazing, the accommodation to the ground floor comprises of an entrance hall, cloakroom, kitchen and a spacious lounge/dining room. To the first floor there are three bedrooms with the main boasting an en suite shower room and there is also a separate family bathroom.

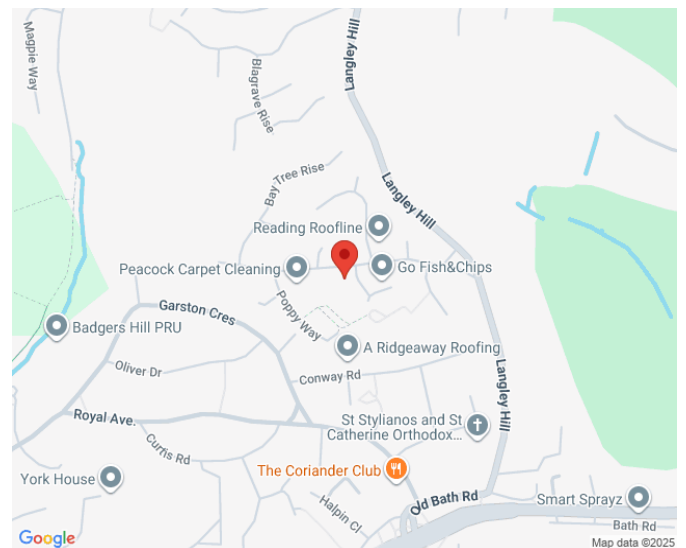
The property is situated nearby to a wealth of amenities which include Sainsbury's Supermarket, IKEA, regular bus services into Reading Town centre, and easy access to the M4 motorway at junction 12, Theale.



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.

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



Contact us today to arrange a viewing...

# BELVOIR!

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

01189 420777