



Sandown Avenue, Calcot, Reading, RG31 4RB

£370,000

Walmsley

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Walmsley Estate Agency are pleased to offer to the market this two bedroom detached bungalow, in need of modernisation on a generous corner plot with a double garage. The accommodation comprises entrance hall, living room, kitchen/breakfast room, two double bedrooms and a bathroom. Externally the property benefits from a generous frontage, an enclosed rear garden and a larger than average size garage with twin opening doors.

The property is conveniently located close to a range of local amenities including Sainsburys supermarket & Ikea as well as regular bus routes in to Reading town centre and J12 of the M4 is a short drive away

Viewing highly recommended. No onward chain. West Berkshire local authority. Council tax band D . EPC rating to follow.

Agents note: The measurements provided for the garage are the maximum measurements and do not reflect the fact that the garage tapers to one end.

Tenure - Freehold





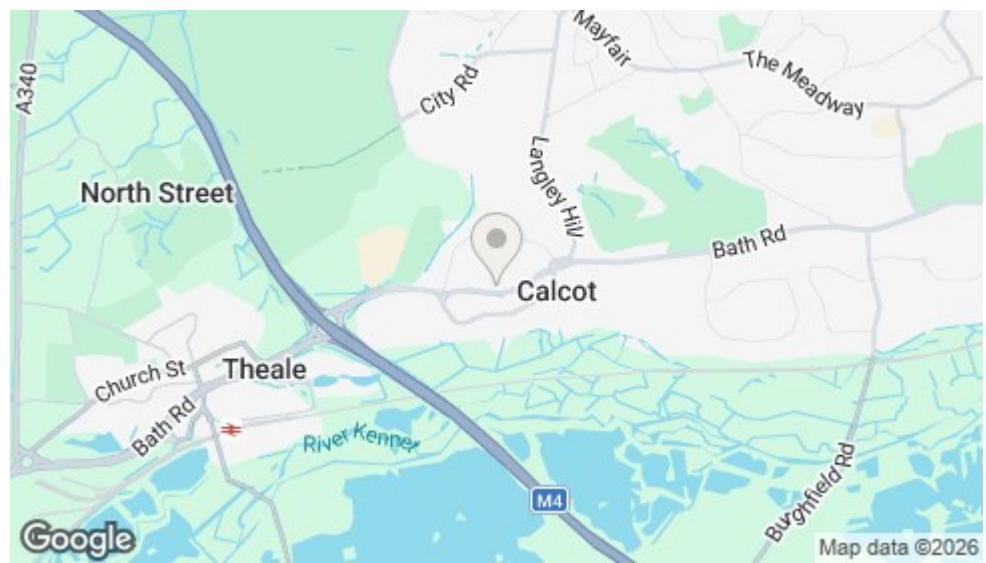
- Corner plot
- Detached bungalow
- Double garage
- No onward chain
- EPC rating to follow
- Council tax band D



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**Approximate Gross Internal Area 1245 sq ft - 116 sq m
(Including Garage)**



Important: Walmsley Estate Agents would inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



9-11 Bridge Street, Caversham, Reading, RG4 8AA
Email: cavershamsales@walmsley.co.uk www.walmsley.co.uk

0118 947 0511

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