



Because property is personal with...

Clarence Way, Calcot, Reading

Belvoir

Guide price £360,000



Key Features

- Semi Detached House
- Freehold
- Council Tax Band - C
- EPC Rating - D
- Ground Floor Shower Room With Separate WC
- Gated Driveway Parking
- Two Double Bedrooms





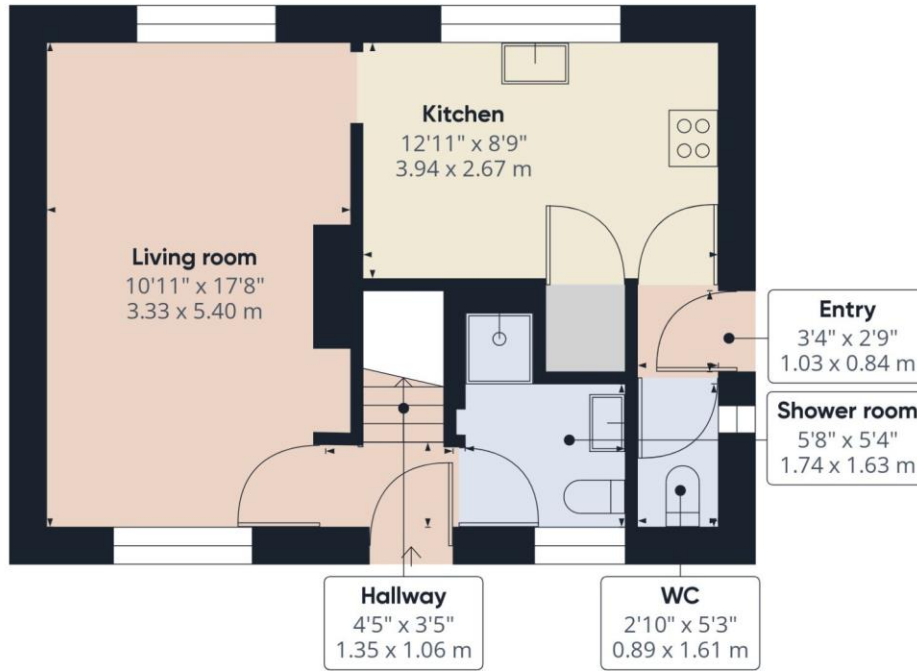


Belvoir Estate Agents are delighted to bring to the market this cottage style 2-bedroom semi-detached house located in this pleasant cul-de-sac location in Calcot. The property is located in a corner plot which wraps around the property on 3 sides, the main part to the right of the house which currently offers a large garden and off-road gated parking for 2/ 3 cars. The accommodation comprises entrance hall, dual aspect living room, good size modern kitchen, small lobby and downstairs WC and separate downstairs modern shower room, Upstairs are 2 double bedrooms. Outside the property is the good size garden which is enclosed by fencing and hedging with a brick-built store, this in turn leads to the driveway. The property is presented in excellent condition and a viewing is highly recommended.

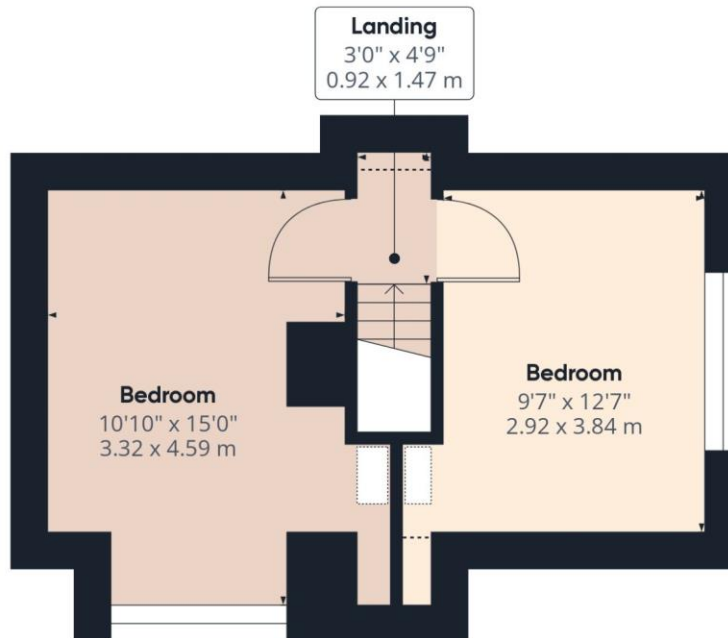
Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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



Approximate total area⁽¹⁾

709.99 ft²

65.96 m²

Reduced headroom

5.38 ft²

0.5 m²

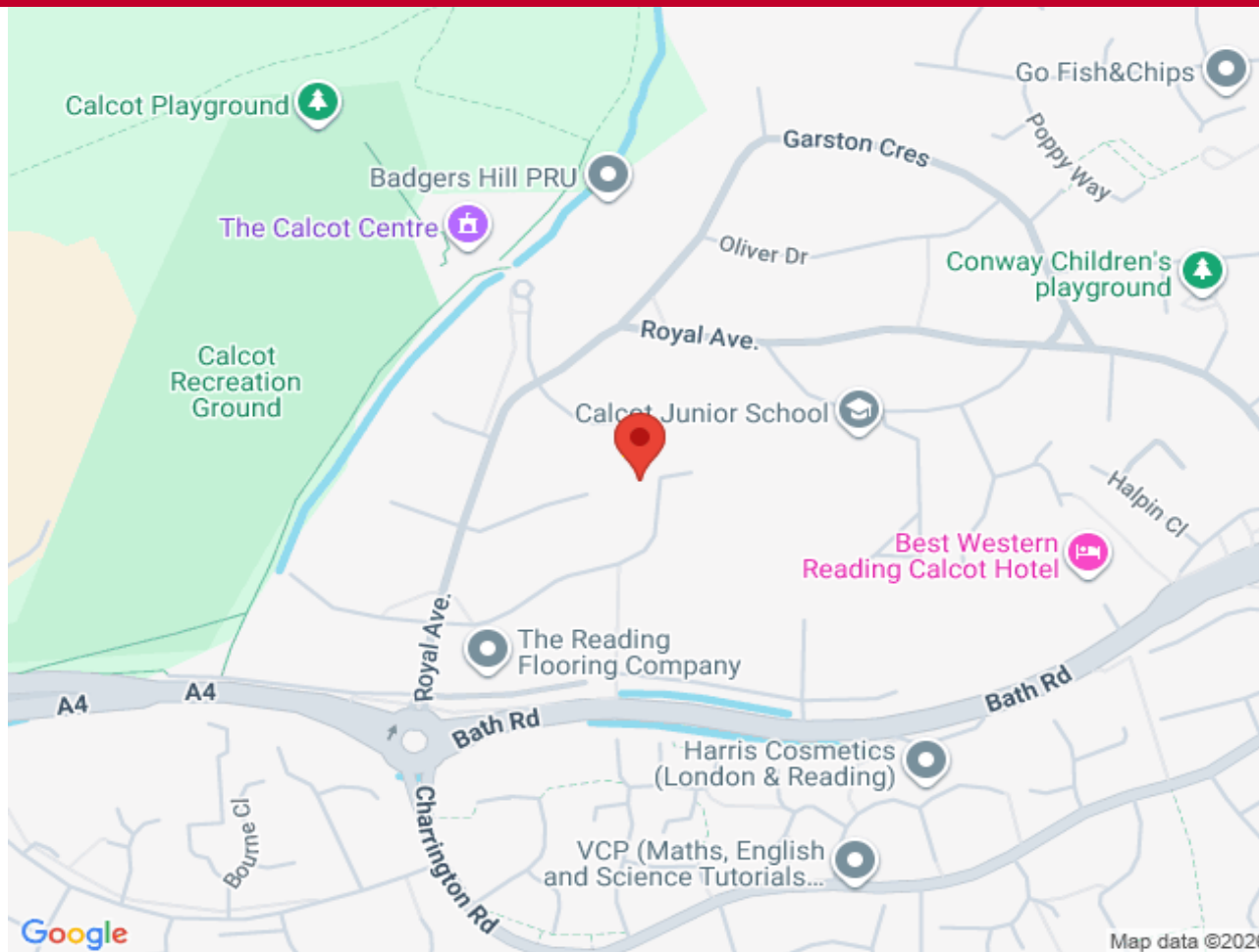
(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.



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