



## 28 Honey Bee Street, Calcot, RG31 7DT

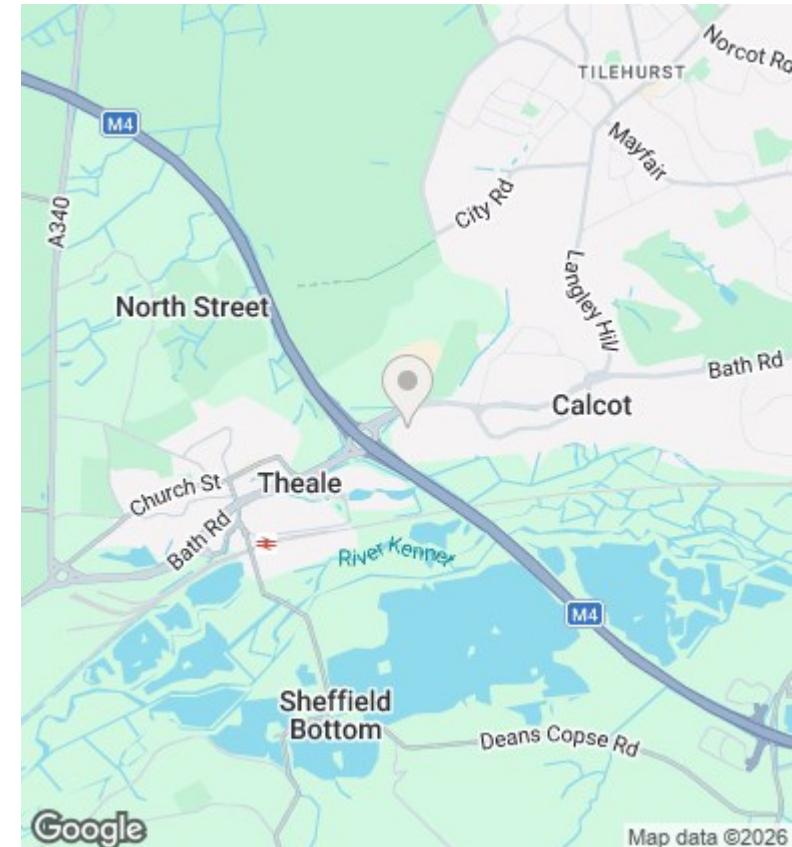
Asking price £475,000

- Built in 2021 by Bellway 'Turner' design
- Upgraded flooring and tiling
- 0.7 miles from Theale station
- 3 bed semi-detached house
- Close to M4 and local amenities such as Ikea and Sainsbury's
- Contemporary kitchen & bathroom
- Larger plot compared to similar houses



#### Ground Floor

Living/Dining	5.726m x 4.668m (max)	18'9" x 15'4" (max)
Kitchen	3.169m x 2.505m	10'5" x 8'3"
Cloakroom	1.960m x 0.937m	6'5" x 3'1"



## Directions

## Viewings

Viewings by arrangement only. Call 01183 048821 to make an appointment.

## Council Tax Band

D

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC