



Camden Place, Calcot, Reading



Guide price £220,000

- One Double Bedroom Back To Back House
- Freehold
- Council Tax Band - B
- EPC Rating - D
- Side Garden
- No Onward Chain
- Communal Parking

Because property is personal with...

Belvoir



Offered to the market with NO ONWARD CHAIN and tucked away towards the end of a cul de sac is this one double bedroom back to back freehold house with side garden. The property is in need of some updating but provides the ideal first time or investment purchase.

The property is situated in a popular and highly convenient location, within close proximity of major retailers including Sainsbury's, Boots and IKEA. It is exceptionally well placed for local bus routes, providing easy access into Reading town centre and surrounding areas. Junction 12 of the M4 is also close by.

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.



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