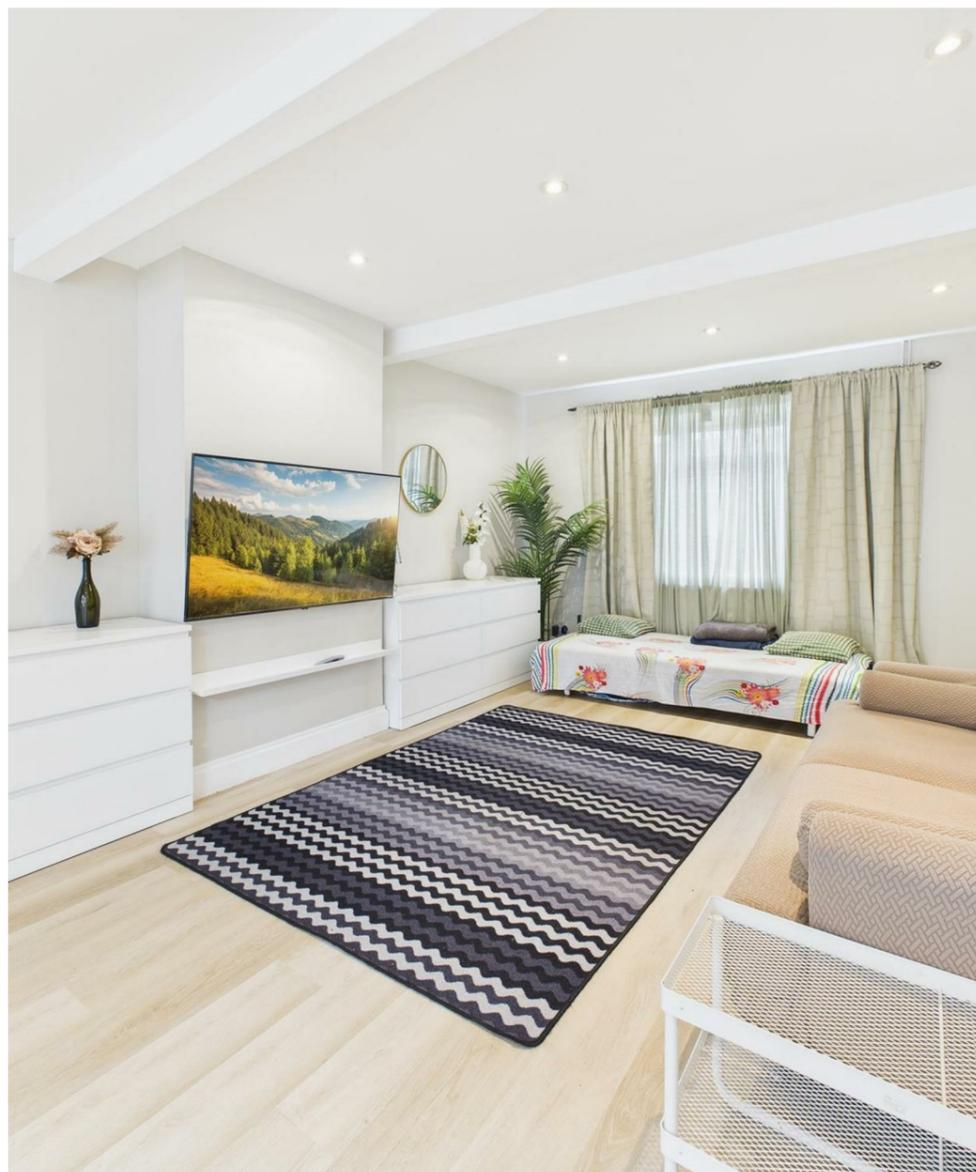




9 Royal Avenue
 Calcot, RG31 4UP

Guide price £380,000 Freehold



DESCRIPTION

VP - No onward chain. Presented to the market is this two double bedroom house with off road parking and within excellent access to amenities, bus routes, schools, M4 junction 12, gym, Sainsburys shopping centre. The property comprises entrance hallway, living area, kitchen/dining area and access to the enclosed rear garden. On the first floor there are two bedrooms and bathroom.

Council tax band - C

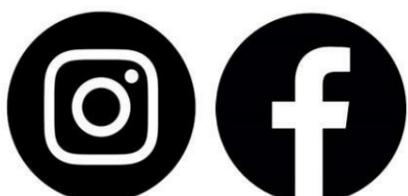
SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- OPEN PLAN LIVING/DINING KITCHEN
- GARDEN
- OFF ROAD PARKING
- 360 VIRTUAL TOUR

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		71	
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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Ground Floor



Floor 1



Approximate total area⁽¹⁾
817.12 ft²
75.91 m²

(1) Excluding balconies and terraces

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

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