



**4 Montrose Walk**  
Calcot, RG31 7YH



Guide price £310,000 Freehold

*VillageProperties.co.uk*

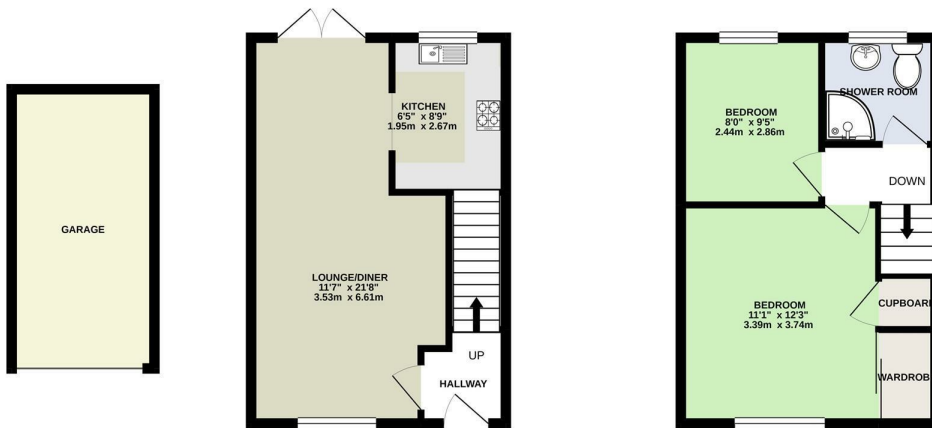
# 4 Montrose Walk

## DESCRIPTION:

VP - Presented to the market is this two double bedroom semi detached house with a garage and parking. The property comprises entrance hall, living/dining room and a fitted kitchen. On the first floor there are two generous size bedrooms and a shower room suite. Externally there is a side access gate, patio and lawn area at the rear and shed. The property further benefits from easy access to Schools, Linear park, Retail park, Bus routes and Junction 12 M4, gas central heating and double glazing, freehold, council tax band C. There is an opportunity to purchase fully furnished if required.

GROUND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.

1ST FLOOR  
310 sq.ft. (28.8 sq.m.) approx.



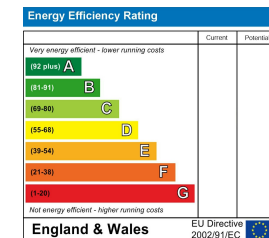
TOTAL FLOOR AREA: 747 sq.ft. (69.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## SUMMARY OF ACCOMMODATION:

- SEMI DETACHED
- GARAGE & PARKING
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- QUIET LOCATION
- IDEAL FIRST TIME BUY

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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