



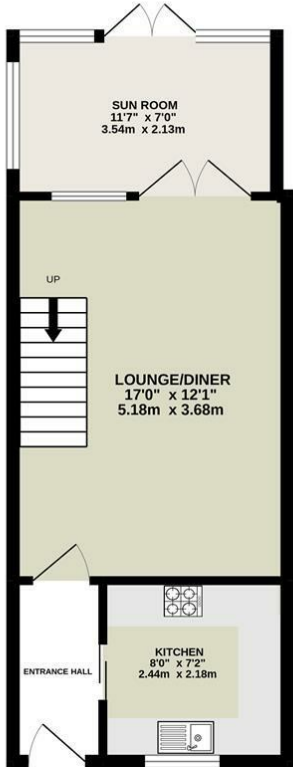
17 Ashmere Close  
Calcot, RG31 7EN

Guide price £315,000 Freehold

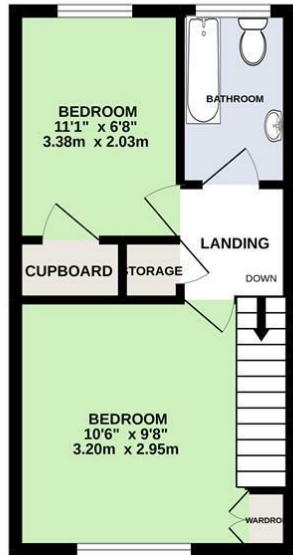
[VillageProperties.co.uk](http://VillageProperties.co.uk)

# 17 Ashmere Close

GROUND FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



1ST FLOOR  
287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.3 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 is given as to their operability or efficiency can be given.  
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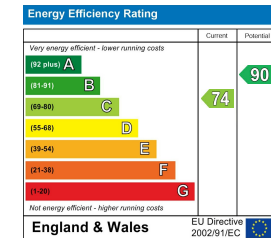
## DESCRIPTION:

VP - No onward chain complications. Presented to the market is this two bedroom house with off road parking space and a garage adjacent to the property. There is a fitted kitchen, lounge/dining room, sun room with double doors into the rear garden. On the first floor there are two bedrooms and a bathroom. The rear garden also has a back access gate. Other benefits include gas central heating, cul de sac location, easy access to bus routes 26 & 1, M4 junction 12 and a wealth of supermarkets nearby.

## SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- GARAGE
- SUN ROOM
- GAS CENTRAL HEATING
- TWO BEDROOMS
- OFF ROAD PARKING SPACE
- GARDEN WITH REAR ACCESS
- FITTED KITCHEN

## ADDITIONAL INFO:



## VIEWING STRICTLY BY APPOINTMENT:

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