



10 Empress Road
Calcot, RG31 4XR



Guide price £350,000 Freehold

VillageProperties.co.uk

10 Empress Road

DESCRIPTION:

VP - No onward chain complications. Presented to the market is this smart two double bedroom semi detached house with off road parking and a garage. The property comprises entrance hall, living/dining room and kitchen/breakfast room. On the first floor there are two bedrooms and a refitted bathroom suite. The established wildlife rear garden has a cottage style feel with trees, shrubs, flowers and a pond. There is also a side access gate. Other benefits include easy access to amenities, bus routes, schools and the M4 junction 12.

Council tax band - C

SUMMARY OF ACCOMMODATION:

- SEMI DETACHED
- REFITTED KITCHEN
- GARAGE
- REFITTED BATHROOM
- TWO DOUBLE BEDROOMS
- SIDE ACCESS
- OFF ROAD PARKING
- NO ONWARD CHAIN

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 941 5607
 E: sales@villageproperties.org
 W: www.villageproperties.co.uk

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	

GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.

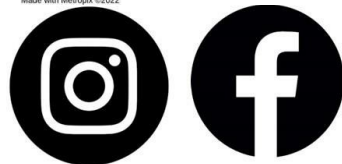
1ST FLOOR
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA: 764 sq.ft. (70.9 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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