



9 Camden Place

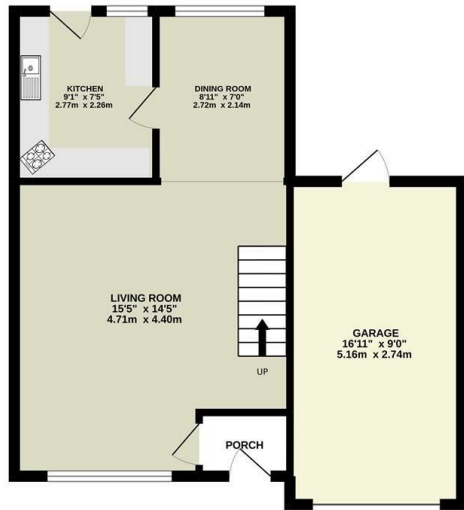
Calcot, RG31 7AF

Guide price £375,000 Freehold

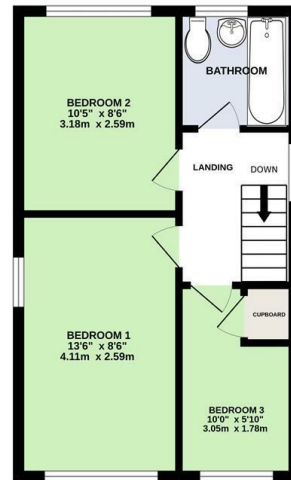
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GROUND FLOOR
504 sq.ft. (46.8 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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DESCRIPTION:

VP - Presented to the market is this three bedroom link detached house with off road parking, larger than average garage and located in a cul de sac. The property comprises entrance hall, open plan living/dining room and kitchen. On the first floor there are three generous size bedrooms and a bathroom. The rear garden is enclosed, mainly laid to lawn and a patio area.

The property has excellent access to local schools, Junction 12 of the M4 motorway, various local shops and amenities including IKEA and the Sainsbury's superstore, with bus routes leading to Reading town centre.

Council tax band - C

SUMMARY OF ACCOMMODATION:

- THREE BEDROOMS
- OFF ROAD PARKING
- LIVING/DINING ROOM
- GAS CENTRAL HEATING
- LINK DETACHED
- GARAGE
- CUL DE SAC
- CLOSE TO M4

ADDITIONAL INFO:

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	

VIEWING STRICTLY BY APPOINTMENT:

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