



9a Royal Avenue
Calcot, RG31 4UP

Guide price £380,000 Freehold



[VillageProperties.co.uk](https://www.villageproperties.co.uk)

9a Royal Avenue

DESCRIPTION:

VP - NO ONWARD CHAIN & 360 VIRTUAL TOUR.

Presented to the market is this three bedroom end of terrace property with off road parking and within excellent access to schools, amenities, M4 Junction 12, bus routes and parks. The property comprises entrance hallway, wc/cloakroom, open plan living/dining kitchen area with doors leading to a private enclosed rear garden. On the first floor there are three generous size bedrooms and a bathroom suite. Internal viewings are highly recommended.

Council tax band - C

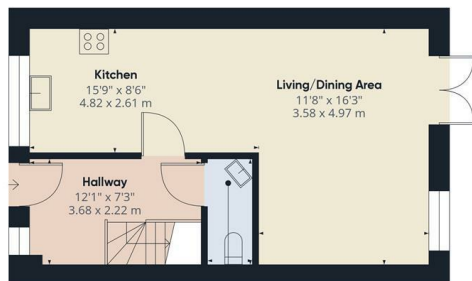
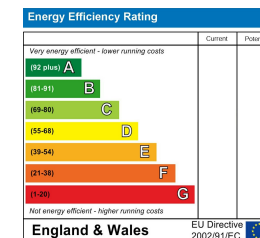
SUMMARY OF ACCOMMODATION:

- NO ONWARD CHAIN
- CIRCA 10 YEARS OLD PROPERTY
- ENCLOSED REAR GARDEN
- 360 VIRTUAL TOUR
- THREE BEDROOMS
- OFF ROAD PARKING
- DOWNSTAIRS WC
- END OF TERRACE
- OPEN/PLAN KITCHEN/DINING/LIVING AREA

ADDITIONAL INFO:

VIEWING STRICTLY BY APPOINTMENT:

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



Ground Floor



Floor 1



Approximate total area⁽¹⁾
859.18 ft²
79.82 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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