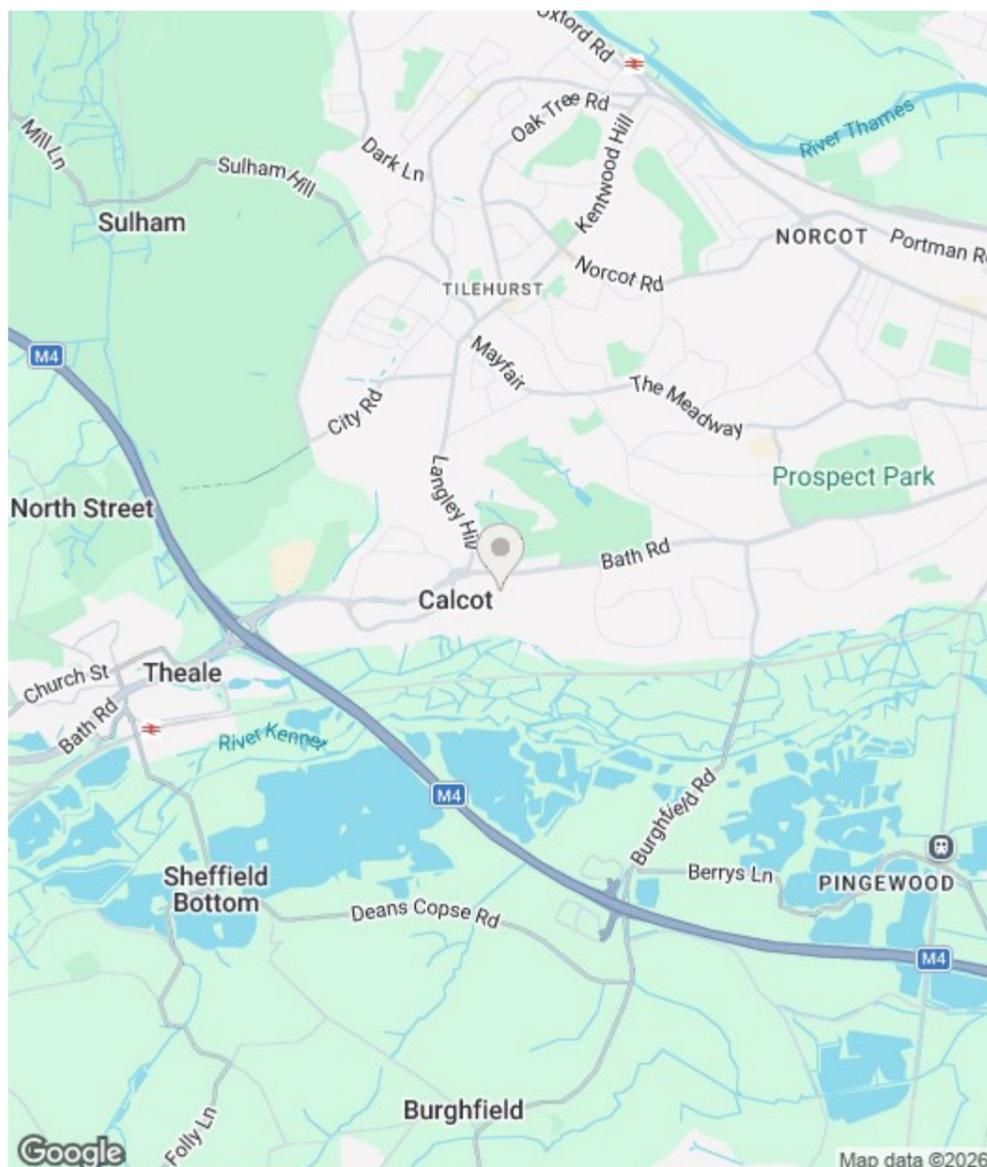




35 Flodden Drive

Calcot, RG31 7EH

Guide price £335,000 Freehold



DESCRIPTION

VP - Presented to the market is this two double bedroom end of terrace house located in a cul de sac and offering allocated parking. The property is within excellent access to bus routes, local schools, parks, amenities and the M4 Junction 12. The accommodation comprises hallway, living room and an open plan kitchen/dining room. On the first floor there are two bedrooms and a bathroom suite. The rear garden has a patio/lawn area and side access gate to the front of the property.

Council tax band - C

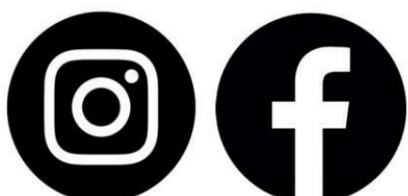
SUMMARY OF ACCOMMODATION

- TWO DOUBLE BEDROOMS
- END OF TERRACE HOUSE
- ALLOCATED PARKING
- KITCHEN/DINING ROOM
- SIDE ACCESS TO REAR GARDEN
- CUL DE SAC LOCATION
- 360 VIRTUAL TOUR

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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate total area⁽¹⁾
562.51 ft²
52.26 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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