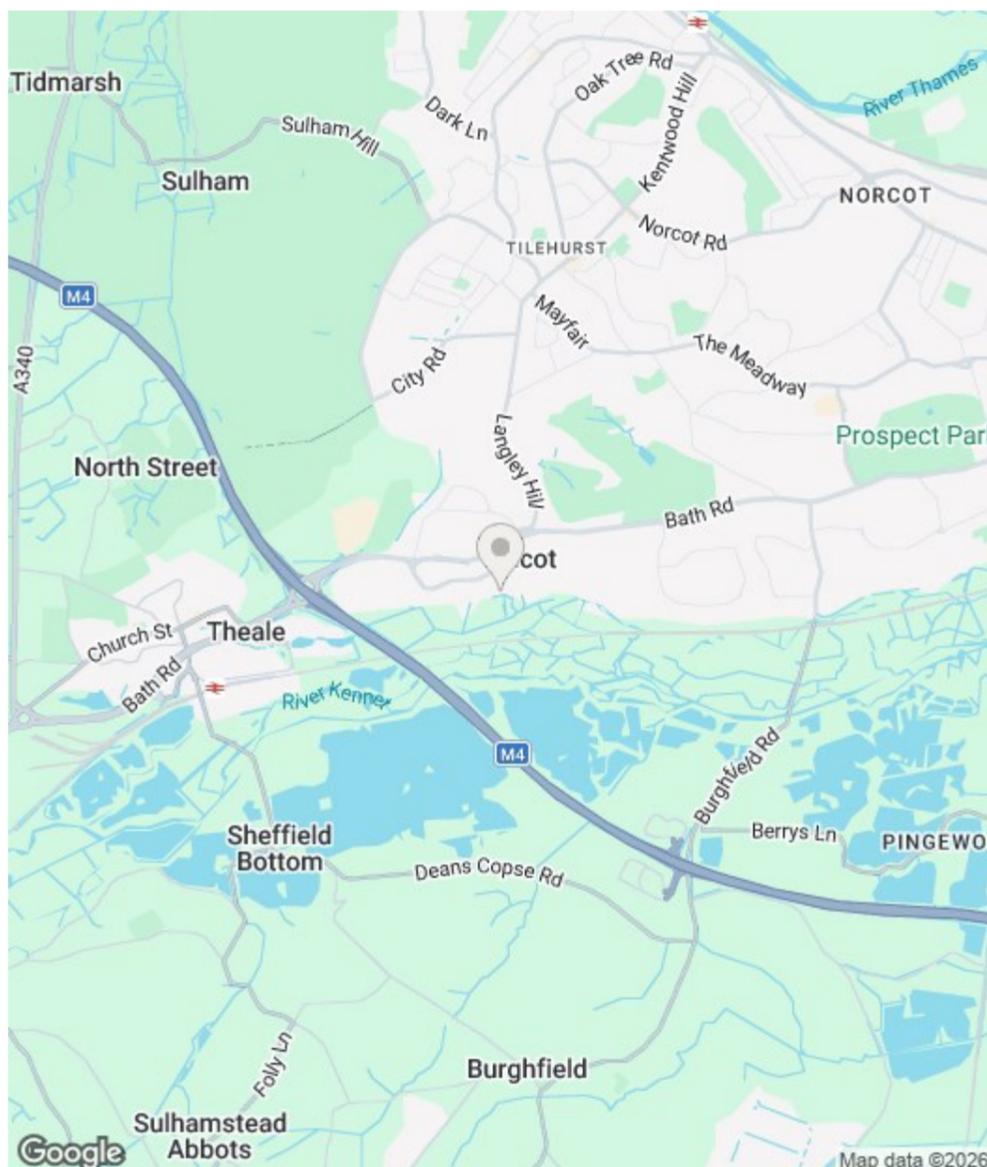




# 34 Willow Tree Glade

Calcot, RG31 7AZ

Guide price £265,000 Freehold



### DESCRIPTION

VP - No onward chain & 360 Virtual Tour. Presented to the market is this two bedroom house located in a cul de sac and within easy access to local schools, amenities, bus routes and parks. The property comprises entrance hallway, living room and kitchen. On the first floor there are two bedrooms and a bathroom. Externally there is an allocated parking space and an enclosed garden. The property benefits a new gas central heating boiler.

Council tax band - C

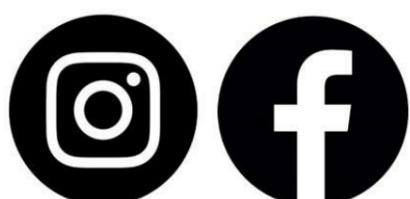
### SUMMARY OF ACCOMMODATION

- NO ONWARD CHAIN
- TWO BEDROOMS
- FREEHOLD
- GARDEN
- PARKING
- CUL DE SAC
- GAS CENTRAL HEATING (NEW BOILER)
- 360 VIRTUAL TOUR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) <b>A</b>		
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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

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**Approximate total area<sup>(1)</sup>**

465.51 ft<sup>2</sup>  
43.25 m<sup>2</sup>

**Reduced headroom**

5.87 ft<sup>2</sup>  
0.55 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**