2 Montrose Walk

Calcot, RG31 7YH

Offers in excess of £300,000 Freehold

DESCRIPTION

VP - NO ONWARD CHAIN. Presented to the market is this two-bedroom semi-detached house offering an excellent opportunity for both first-time buyers and those seeking a peaceful retreat. The property boasts a well-designed living and dining room, perfect for entertaining or relaxing after a long day. The kitchen is functional and provides ample space for culinary pursuits.

On the first floor, you will find two comfortable bedrooms, ideal for a small family or as guest rooms. The shower room is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is its larger-than-average garden, which offers a delightful patio/lawn area, perfect for outdoor gatherings or simply enjoying the fresh air. The side access adds practicality, making it easy to maintain the garden or store outdoor equipment. Nearby there is a garage and parking space.

The garden also has the space to extend the property at the rear and side subject to planning.

The location is particularly advantageous, with schools, amenities, bus routes, and parks all within close proximity. This makes it an ideal choice for families or anyone looking to enjoy the convenience of local facilities while residing in a peaceful environment.

Council tax band - C

- NO ONWARD CHAIN
- TWO BEDROOMS
- SEMI DETACHED HOUSE
- SIDE ACCESS TO GARDEN
- FREEHOLD
- GARAGE & PARKING
- POTENTIAL TO EXTEND SUBJECT TO PLANNING

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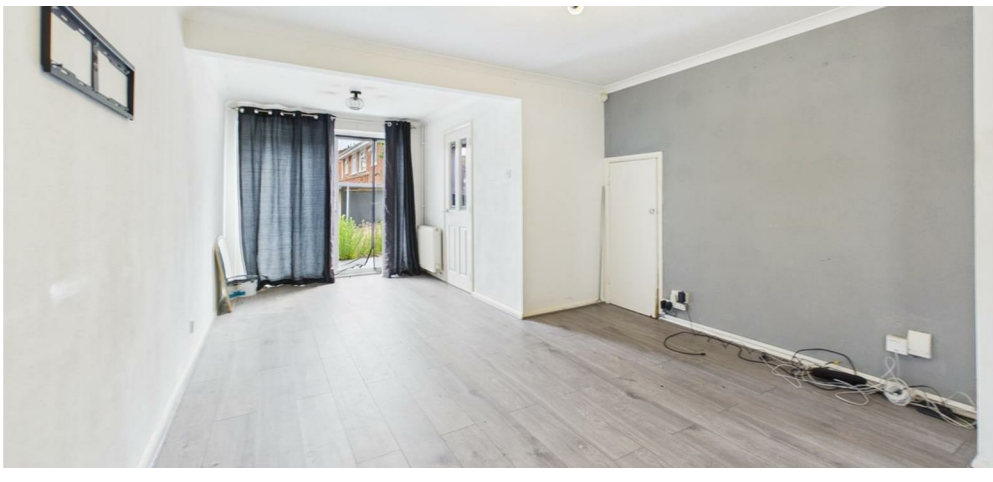
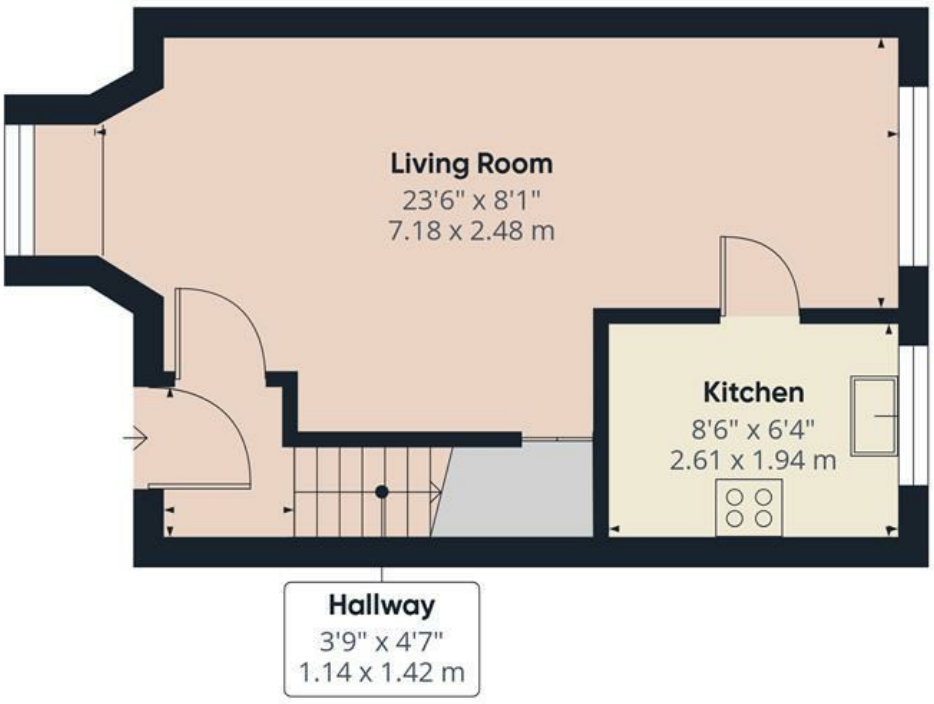
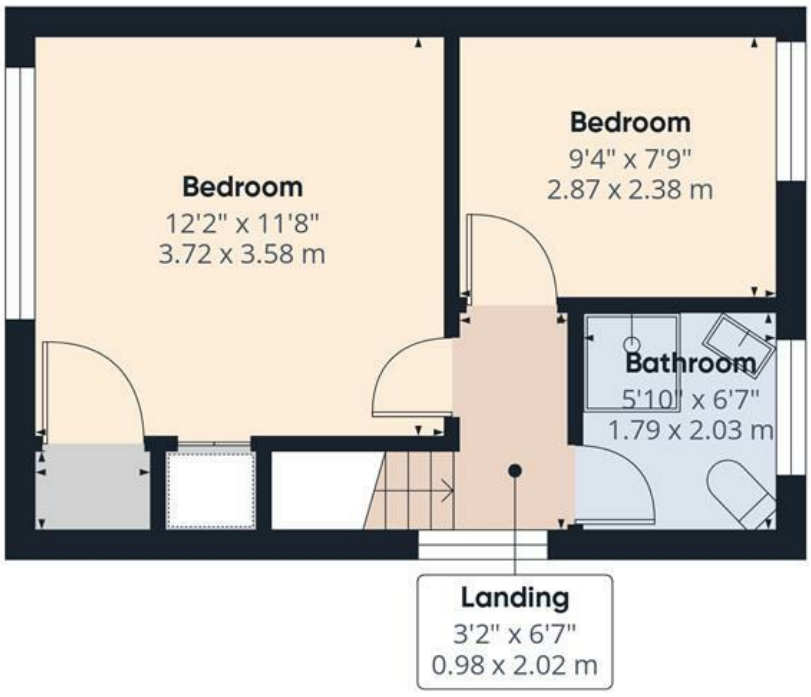




Ground Floor



Floor 1

Approximate total area(1)

620 ft²

57.6 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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E N S W