

**SANSOME
& GEORGE**

sansomeandgeorge.co.uk



89 Royal Avenue, Calcot, Reading, Berkshire, RG31 4UR

Offers in excess of £290,000 Freehold

SANSOME & GEORGE - 360 VIRTUAL TOUR - Charming older style semi-detached house boasts 877 square feet of living space. The property features three bedrooms and two reception rooms, providing ample space for comfortable living. The house comes with a generous garden, perfect for outdoor relaxation and entertaining guests.

The interior of the house exudes character and charm, with period features adding to its appeal. The spacious bedrooms offer plenty of natural light, while the reception rooms provide versatile living spaces for the whole family to enjoy. The property is conveniently located near local amenities, schools, and transport links, making it an ideal home for those seeking both convenience and character.

Don't miss out on the opportunity to own this delightful period property in a sought-after location. Contact us today to arrange a viewing and make this house your new home.

EPC EER - TBC

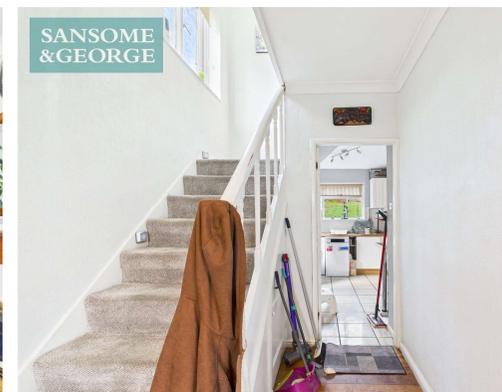
Council Tax Band - C

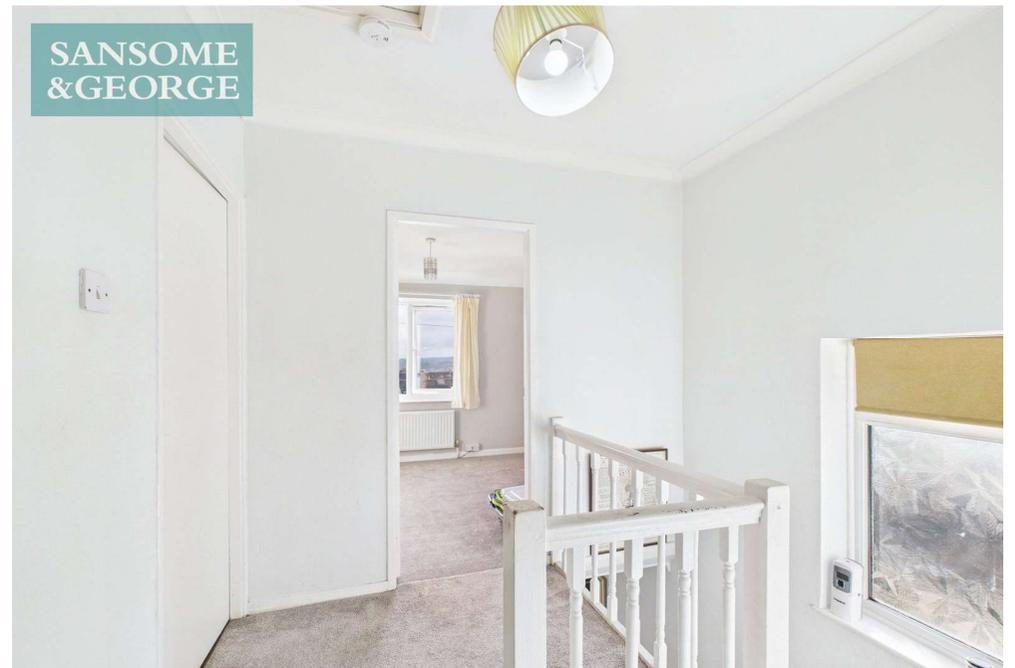
Council - West Berkshire Council

NB - Concrete Construction

The above information may be subject to change during the transaction period.

- 3 Bedroom semi-detached home
- Hallway
- Living room
- Dining room
- Kitchen
- 3 Bedrooms
- Bathroom & Seperate W.C
- Garden







Floor 0



Floor 1

Approximate total area⁽¹⁾
877 ft²

(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.

GIRAFFE360



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Sansome & George is a trading name of Sansome & George Hampshire Ltd.
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Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale. Please note that all buyers attend property viewings at their own risk and must assess any hazards themselves.

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