

## SWANHOLM CALCOT, RG31 7YB

Nestled in the charming area of Swanholm Gardens, Calcot, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With a well-presented interior spanning 732 square feet, this property is ideal for those seeking a cosy yet functional living space.

The house features a welcoming reception room, perfect for relaxing or

# £1,475 PCM



1



1



2

EPC B

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Total floor area: 60.2 sq.m. (648 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

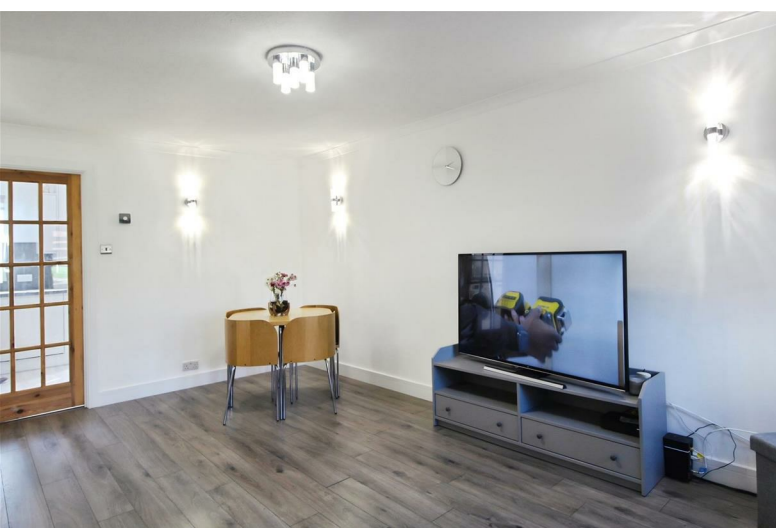
entertaining guests. There are two spacious bedrooms, providing ample room for rest and personalisation. The bathroom is well-appointed, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this property is the large rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. This garden is a rare find in urban settings and adds significant value to the home.

Built in 1970, the property has been maintained to a high standard, making it a great choice for those looking to move in without the need for extensive renovations. Available for rental from mid-October, this home presents an excellent opportunity for individuals or small families seeking a peaceful retreat in a well-connected area.

With its attractive features and prime location, this property is sure to appeal to many. Do not miss the chance to make this lovely PET FRIENDLY house your new home.

- PET FRIENDLY
- Easy Access to M4 (Junction 12)
- Large Private Rear Garden
- Close to Local Shops
- Recently Refurbished
- 3.5 Miles from The Oracle Shopping Centre
- Offered Unfurnished
- EPC Rating B



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