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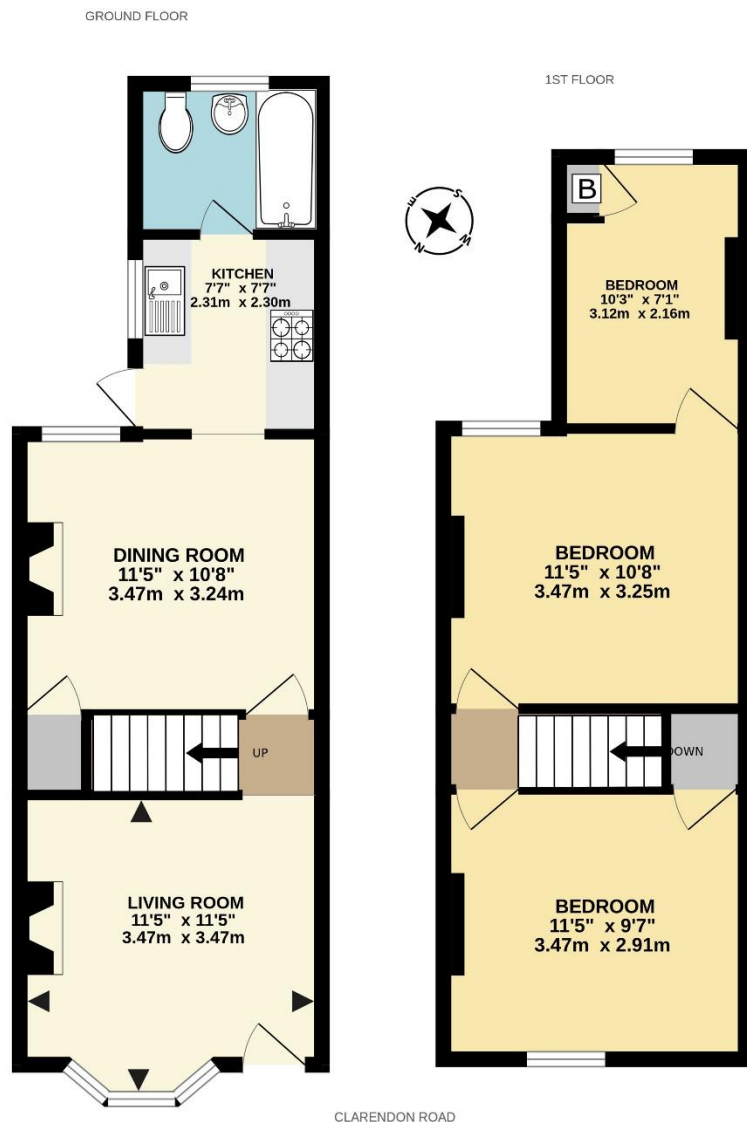
24 Clarendon Road, Reading, RG6 1PB - Price £325,000

About 0.75 miles from Maiden Erlegh School. Also close to the University, local shops and the No.17 bus route



3 bedrooms (2 + 1), 2 reception rooms, kitchen, ground-floor bathroom, rear garden, double glazing, gas radiator central heating, on street residents permit and temporary visitors parking.





Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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A Victorian terraced house on a popular street in Earley Rise. As well as being close to sought-after schools, the property is not far from Palmer Park sports complex, and the regular bus services on Wokingham Road provide access into Reading town centre where there is a wide range of retail and leisure facilities, as well as a main line railway station with fast services to Paddington, the Elizabeth Line, and services to Waterloo running through Earley Railway Station.

The M4 motorway can be joined at Junction 10 where London then lies about 40 miles away and Heathrow Airport about 24 miles away.

EER: C71 **Council Tax:** C **Tenure:** Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

IMPORTANT NOTICE: We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

For further information or an appointment to view please contact our Earley branch on:

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