



www.martinpole.co.uk

Martin & Pole
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



50 Meadow Road, Earley, Reading, RG6 7EX - Price £375,000

Large west-facing gardens extending to about 145 feet | No onward chain | In need of renovation and modernisation | Loddon and traditional Maiden Erlegh catchment



2 bedrooms plus box room, bathroom; lounge, dining room, kitchen, driveway parking, detached garage, double glazing, no central heating.



An older style vacant semi-detached house, probably dating from the 1930s with very little in the way of modernisation since, except the installation of double glazing. It is therefore priced accordingly.

The location is superb, being close to popular schools and excellent communication links, including Earley Railway Station and the M4 motorway network. This, plus the large gardens, offer an excellent opportunity for a buyer to improve, update and possibly extend, subject to any necessary consents.

The property is being sold subject to the issuing of a Certificate of Structural Adequacy following an insurance claim. In brief, the works comprised repairing and replacing of the drains; and internal and external redecorations. A full and comprehensive information pack is available upon request from the agent and should be read and considered by any interested party. We are advised that the house insurance policy has now lapsed due to the insurer (Prudential) no longer offering house insurance policies. Therefore, buyers will need to arrange building insurance with a new provider.

EER: E52 **Council Tax:** D **Tenure:** Freehold

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

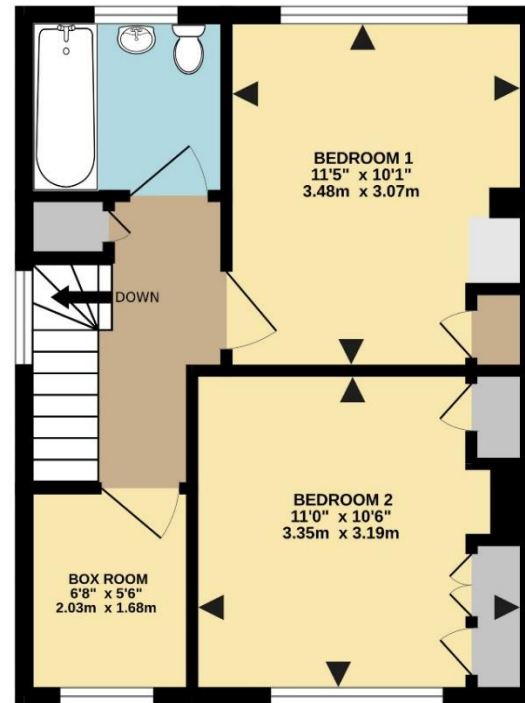
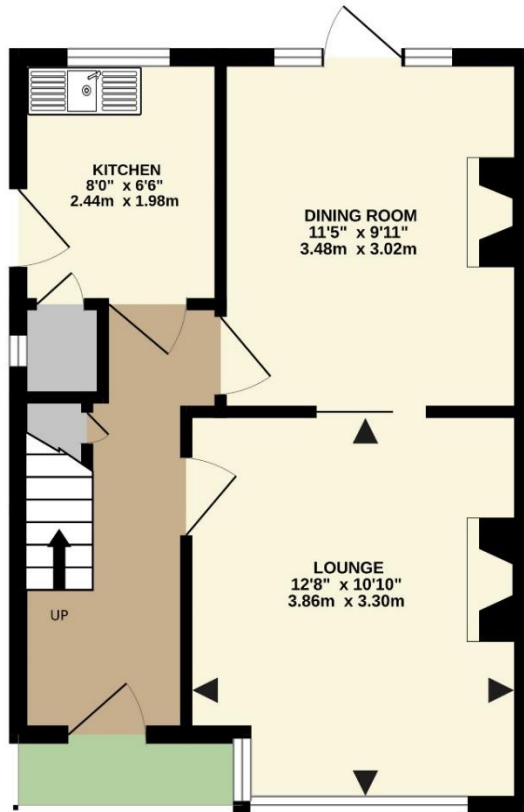
Services: No central heating. All mains services are believed to be connected.

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.

GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



1ST FLOOR
353 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 sq.m.) approx.

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.
Made with Metropix ©2025

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

0118 926 4422 or earley@martinpole.co.uk

16 The Parade
Silverdale Road
Earley Reading
RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

Associated Offices:
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

www.martinpole.co.uk



0118 926 4422