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**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 £450,000**

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





**3 bedrooms (one being a 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 completion of works being carried out under an insurance claim and the issuing of a Certificate of Structural Adequacy. In brief, the works comprised repairing and replacing of the drains, but internal and external redecorations have yet to be completed. The sellers are advised this is currently expected to be done by the end of March 2025. 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.

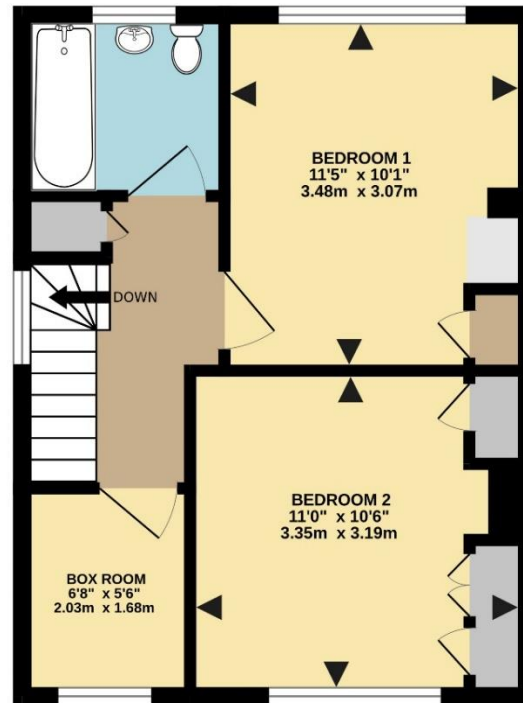
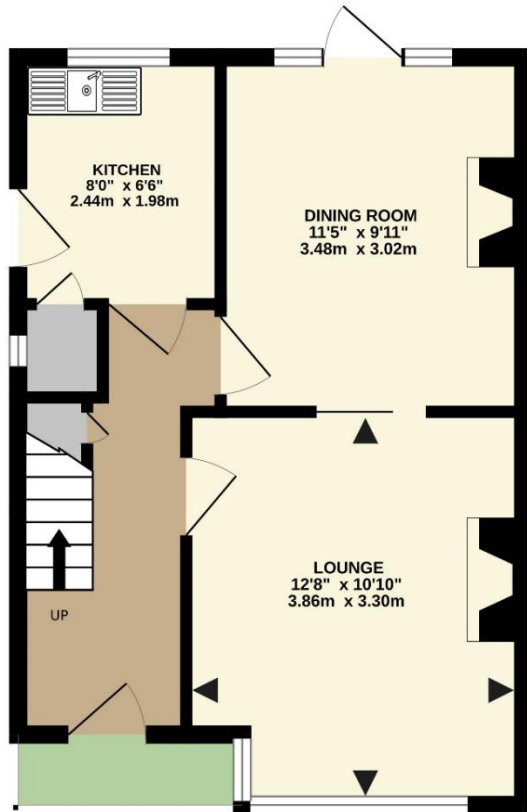
**Services:** No central heating. All mains services are believed to be connected.

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

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