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Martin & Pole

Established 1846

ESTATE AGENTS



1 Lakeside, Earley, Reading, RG6 7PG

Price £425,000 Freehold

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Within the Aldrynton and Maiden Erlegh school catchment, only a few hundred yards from the schools themselves and close to Maiden Erlegh Lake and Nature Reserve. Also not far from the University, local shops, regular bus services and Earley Railway Station.

A 3 bedroom semi-detached house with westerly aspect gardens. Now in need of modernisation and with no onward chain.

The property was constructed by Gough Cooper almost sixty years ago and is being sold for the first time in many years.

During this time the property has had some improvements, for example new windows and gas boiler, but is now in need of updating and has therefore been priced accordingly.

The local shops provide two supermarkets and there are more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley.

The bus services in the area travel past the University and Royal Berkshire Hospital into Reading town centre where there is both a wide range of leisure and retail facilities and a mainline Railway Station with fast services to Paddington.

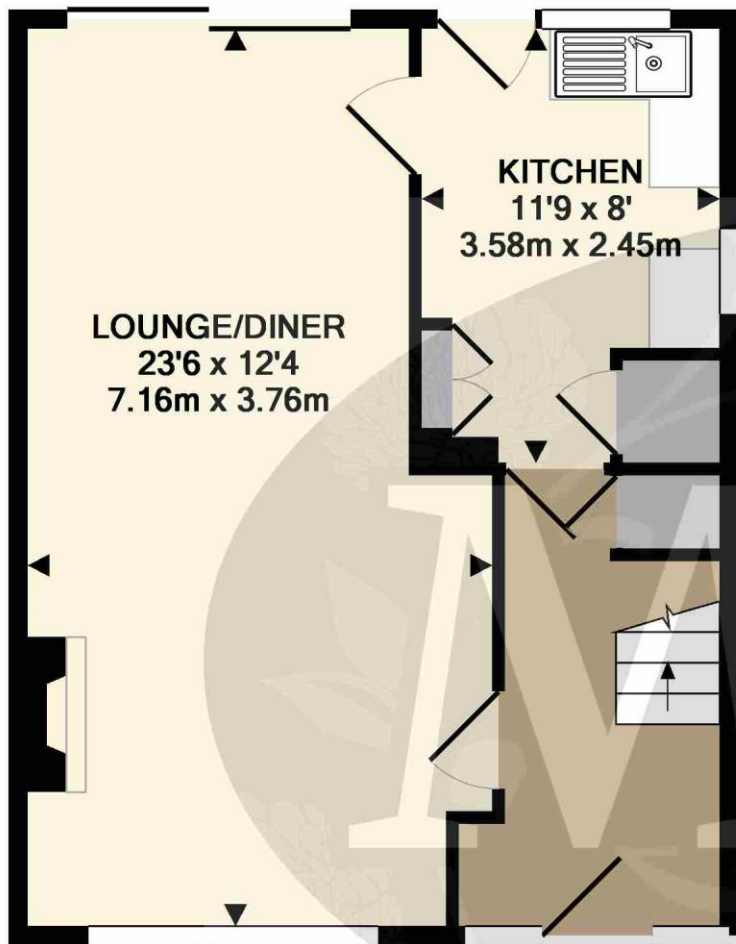
The Railway Station also has services to Waterloo which run through the nearby Earley Railway Station.

The M4 motorway can be joined either at junction 11, where there is also the A33 south towards Basingstoke, or at junction 10 where London then lies about 40 miles away and Heathrow airport 28 miles away.

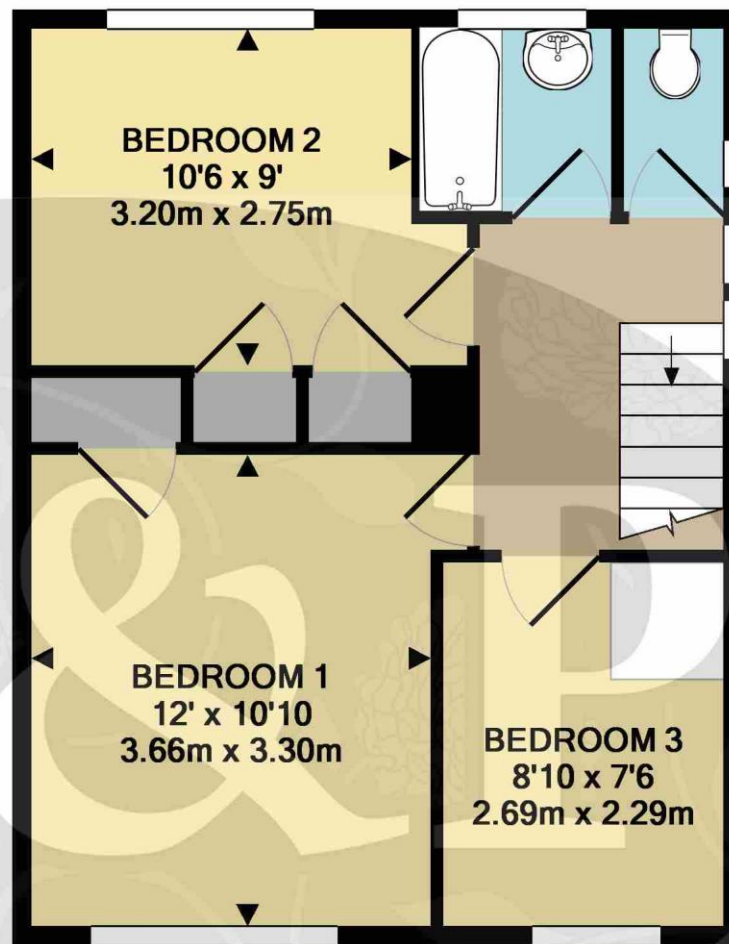
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For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or earley@martinpole.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 425 SQ.FT.
(39.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 850 SQ.FT. (79.0 SQ.M.)

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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