



**RICS**

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**Martin & Pole**

Established 1846

ESTATE AGENTS

9 Chicory Close, Earley, Reading, RG6 5GS

Price £282,500 Freehold





## Well presented with larger than average garden and gas radiator central heating



A smart, well-presented two bedroom end of terrace house with double glazed windows, gas radiator central heating and one parking space.

The property is close to the Asda and Marks & Spencer's complexes as well as Loddon Valley Leisure centre.

There are bus services in the area which provide access into Reading town centre where there is a wide range of leisure and retail facilities as well as a mainline railway station with fast services to Paddington. There are also services to Waterloo which run through the Earley and Winnersh Triangle railway stations.

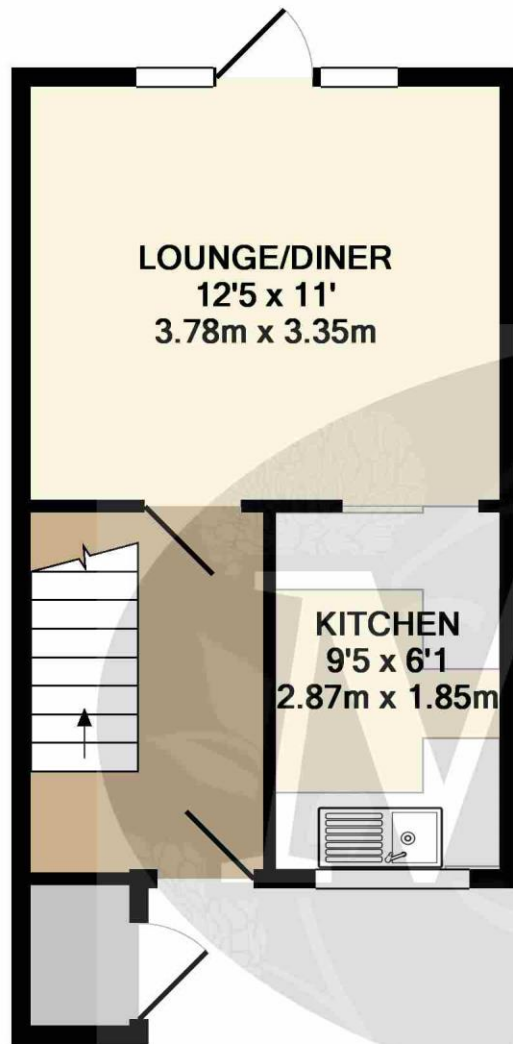
The M4 motorway can be joined either at Junction 11, where there is also the A33 south towards Basingstoke, or at Junction 10, where London then lies about 40 miles away and Heathrow airport about 28 miles away.

EER: C69 Floor Area (from EPC): 48 m<sup>2</sup> (516 ft<sup>2</sup>) Council Tax: C

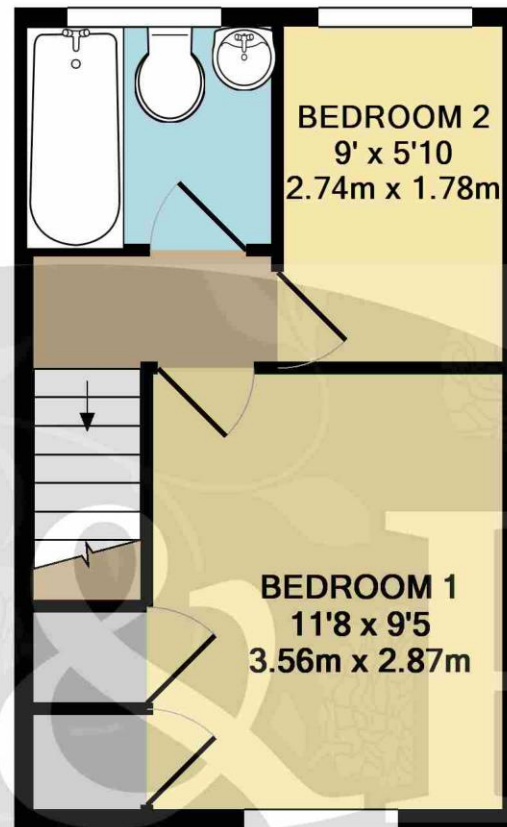
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For further information or an appointment to view please contact our Earley branch on 0118 926 4422 or [earley@martinpole.co.uk](mailto:earley@martinpole.co.uk)



GROUND FLOOR



1ST FLOOR



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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