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Martin & Pole

Established 1846

ESTATE AGENTS



21 Radnor Road, Earley, Reading, RG6 7NP – Fixed Price £400,000

Close to the station, with approximate 100ft rear garden and no chain



**3 bedrooms, bathroom, lounge, dining room, conservatory, kitchen, carport, garage, driveway, gas radiator central heating, double glazing, approx. 100ft southerly aspect garden**



- Close to the Earley station
- Approximate 100ft rear garden
- No chain
- In need of renovation – An opportunity to improve, extend and convert loft (subject to any necessary consents).
- Aldryington catchment
- Shared Maiden Erlegh catchment
- Not far from Maiden Erlegh Nature Reserve
- Not far from the University.
- Close to local shops
- Local bus services to Reading town centre and mainline station
- M4 J10 & 11 both under 3 miles
- London under 40 miles, Heathrow about 20 miles
- Carport, garage and driveway
- Gas radiator central heating, double glazing
- Approx. 100ft southerly aspect garden



Now in need of renovation providing a fantastic opportunity to improve and possibly extend (subject to any necessary consents).

Within the Aldryngton and shared Maiden Erlegh catchments, not far from Maiden Erlegh Nature Reserve and the University.

As well as extensions, many of the houses on the estate have also converted their lofts so similar potential exists for this property, subject to any necessary consents.

There are local shops available at The Parade and bus services in the area provide access into Reading town centre where there is a mainline railway station with fast services to Paddington and also services to Waterloo which run through 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 about 28 miles away.

EER: E51

Council Tax: E

Floor Area (from EPC): 89 m<sup>2</sup> (958 ft<sup>2</sup>)



**IMPORTANT NOTICE:** We have endeavored 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 will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas. 2/12/2020 3:44 PM

**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)**



