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Martin & Pole

Established 1846

ESTATE AGENTS



2 Wild Close, Lower Earley, Reading, RG6 4JQ - Price £280,000 Freehold

A smart, recently updated modern home in Hawkedon Primary School catchment and close to good communication links

2 bedrooms; refitted bathroom with shower; lounge/ dining room; refitted kitchen with new oven, hob and dishwasher; new boiler, gas radiator central heating, double glazing, landscaped garden, 2 parking spaces.



Constructed by Bryant Homes in the mid-1980s to their popular Duet design, this property has been recently updated and modernised by the current owners. It is now offered in very good order throughout with a smart fitted kitchen and bathroom.

It also benefits from two allocated parking spaces, double glazing and gas radiator central heating supplied by a new boiler.



The property is approximately equidistant between Maiden Lane shopping centre and the Asda and Marks & Spencer complexes.

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, close to Green Park, 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 20 miles away.

EER: D65

Council Tax: C

Floor Area (from EPC): 57 m² (613 ft²)

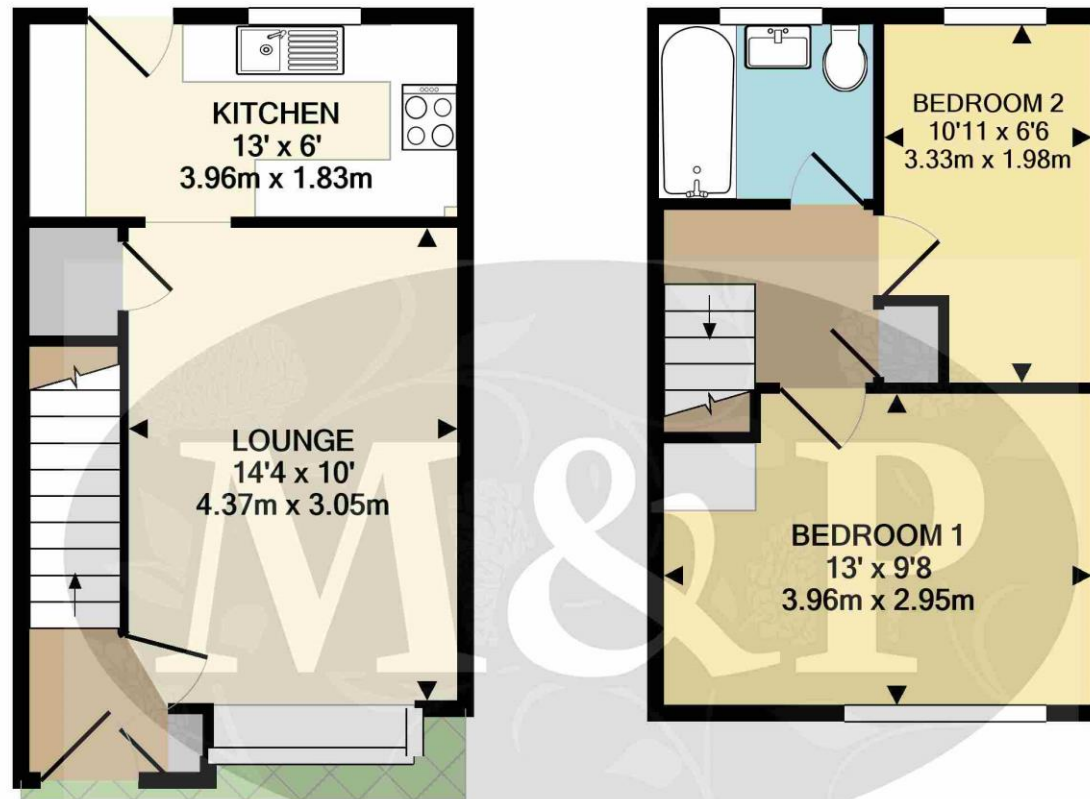


IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority 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.
3/11/2020 12:00 PM



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



1ST FLOOR

GROUND FLOOR

This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
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