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Martin & Pole

Established 1846

ESTATE AGENTS



13 Fowler Close, Earley, Reading, RG6 7SS – Price £400,000

Close to the University; within the Maiden Erlegh catchment

3 bedrooms, bathroom, lounge, extended dining room, extended kitchen/ breakfast room, driveway parking for 3/ 4 cars, garage.



A nice semi-detached family home which would now benefit from some updating. It has a good sized driveway and a secluded rear garden.

Fowler Close is a popular cul-de-sac within Maiden Erlegh, not far from the University campus and within the catchment of Whiteknights Primary School.

There are good shopping facilities available at the Asda and Marks & Spencer complexes in Lower Earley and local bus services provide access into Reading Town Centre where there is a mainline railway station with fast services to Paddington as well as services to Waterloo running through the nearby Earley station.

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: D66

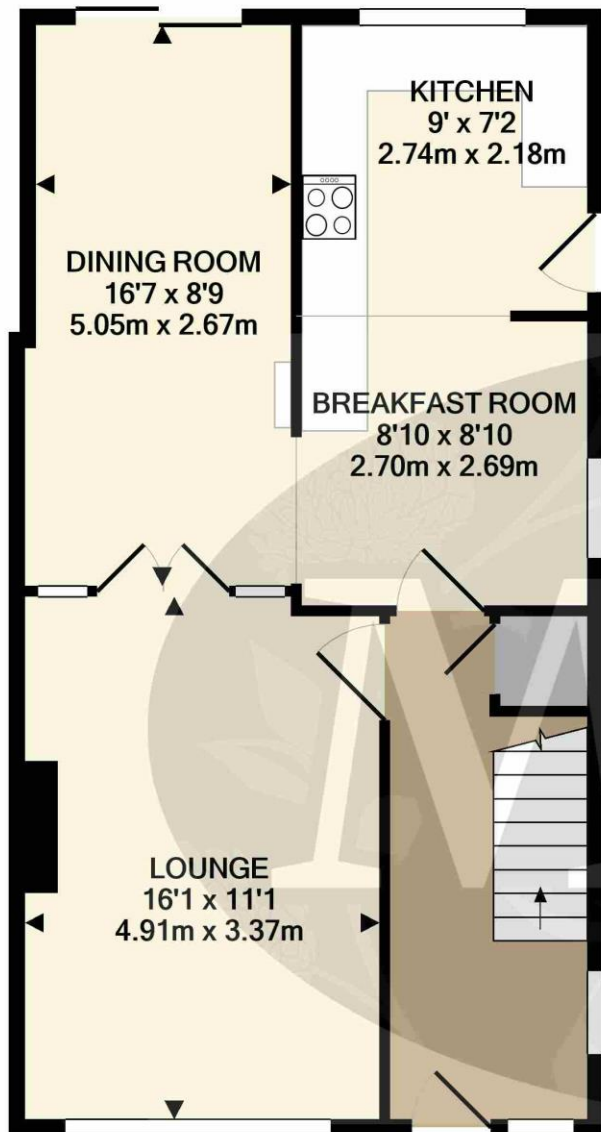
Council Tax: D

Floor Area (from EPC): 100 m² (1076 ft²)

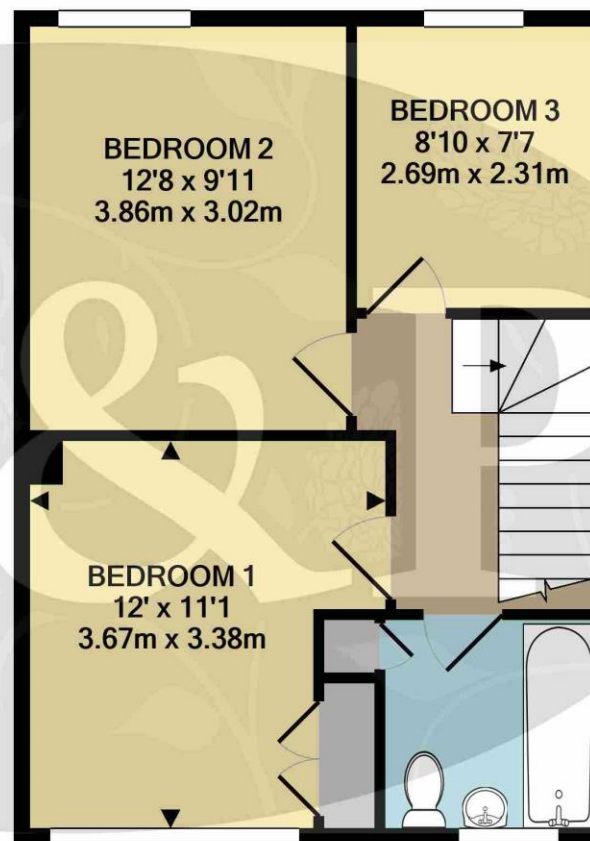
IMPORTANT NOTICE: We have endeavored to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority 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. 3/20/2020 9:54 AM



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 572 SQ.FT.
(53.2 SQ.M.)



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

TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 SQ.M.)

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