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**Martin & Pole**  
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Residential & Commercial Estate Agents • Lettings Agents  
Auctioneers • Planners • Management • Surveyors & Valuers

ESTATE AGENTS

## 43 Sibley Park Road, Earley, Reading, RG6 5UB



### Beautifully refurbished and superbly appointed...

A freehold house with a range of features and fitted furniture, just a few hundred yards from regular bus routes, Loddon Valley Leisure Centre, Asda and the Marks & Spencer food hall.

Also not too far from the University campus and close to excellent communication links.

Double bedroom with fitted wardrobes, storage cupboards, bedside cabinets, bed with storage under and dressing/ study table; newly fitted shower room; enclosed entrance porch; lounge/ dining room with 2 storage cupboards; refitted kitchen with fitted appliances; driveway parking and additional allocated parking space; gas radiator central heating; double glazed windows.

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



**Price £275,000 Freehold**

# 43 Sibley Park Road, Earley, Reading, RG6 5UB

**DESCRIPTION/LOCATION:** Constructed a little over 30 years ago and refurbished by the current owners recently. The property is offered in excellent condition throughout and benefits from a wide range of fitted furniture and numerous features, listed below. Additional freestanding furniture may be available by negotiation.

The location is particularly convenient being close to regular bus services which run past the University and Royal Berkshire Hospital into Reading town centre. In the town centre there is a wide range of leisure and retail facilities as well as a main line railway station with fast services to Paddington and services running through the nearby Earley railway station. The property is close by to the "Asda complex" which incorporates the superstore, Loddon Valley Leisure Centre, a doctor's surgery, public house, library and church. Adjacent to this is the Marks & Spencer food hall and other amenities.

The M4 motorway can be joined at either Junction 11, by Green Park, where there is also the A33 south towards Basingstoke, or at Junction 10 where the centre of London lies about 40 miles away and Heathrow airport about 20 miles away.

Features include Ring video bell, Worcester Bosch combi boiler, Harvey water softener, loft ladder, paved front garden/ driveway, gas radiator central heating, walk in shower, soft close fitted cupboards, Karndean flooring, washing machine, fridge freezer, under stairs storage cupboard, window blinds, new light fixtures, new front door, fitted double bed with storage under, fitted bedside cabinets and wall storage, fitted wardrobes, dressing table and drawers, smoke alarms, socket switch covers, RCD consumer unit, outside security light.

**ACCOMMODATION:** The accommodation briefly comprises (all dimensions are approximate):

## On the Ground Floor:

Replacement double glazed front door leading to:

**Enclosed Entrance Porch:** With fitted shoe and hanging cupboard, doubled glazed arch feature window to the front, double glazed door to the:

**Lounge/ Dining Room 14'10 x 14'10 both maximum measurements being L-shaped and including the stairs and cupboards:** Stairs to the first floor, access to the:

**Kitchen 7'10 x 6':** Refitted kitchen with a stainless steel sink unit inset into worktop with unit below, range of eye and base level units with worktops and drawers, under unit and under pelmet lighting, four ring hob, filter fan above, oven below, integrated fridge freezer.

## On the First Floor:

**Landing:** Access to the loft space.

**Bedroom 14'9 x 14'1 both maximum measurements:** Being an irregular shape with one area given over to a dressing room with a range of fitted wardrobes, dressing/study table and drawers; and the other area given over to the bedroom with a fitted bed, storage under, bedside cabinets and fitted wall storage.

**Shower Room:** Refitted suite of walk in shower, feature wash hand basin with storage below, WC, storage cupboard.

**Outside:** Front open plan garden now block paved providing a parking space for a car. Further allocated parking nearby.

**Energy Efficiency Rating:** C71

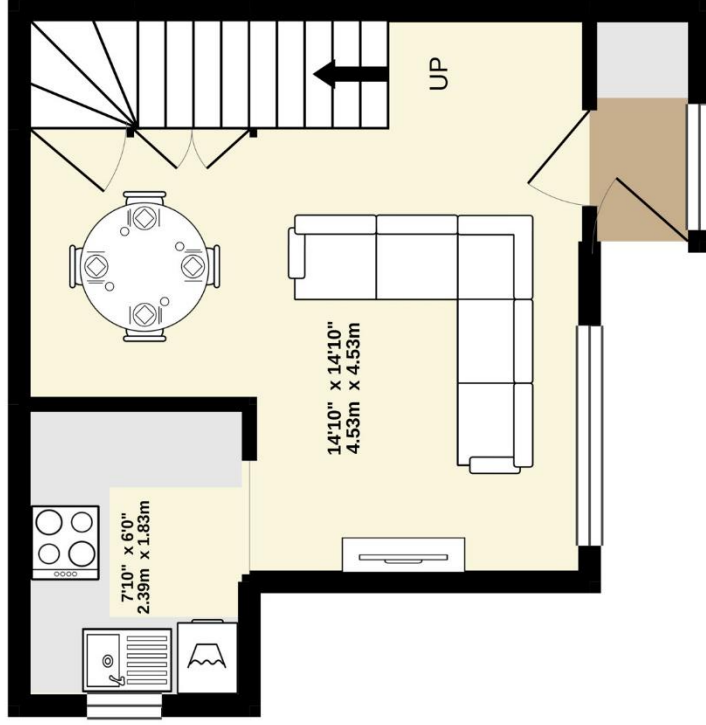
**Council Tax:** C

**DIRECTIONS:** Turn right from our offices in Earley onto Silverdale Road and turn left at the end onto Wilderness Road. At the third roundabout, turn left onto Elm Lane, taking the second turning left into Beaconsfield Way. Take the second left into Sibley Park Road. Follow the road to the right, bearing right again at the T-junction where number 43 will be found immediately on the left hand side.

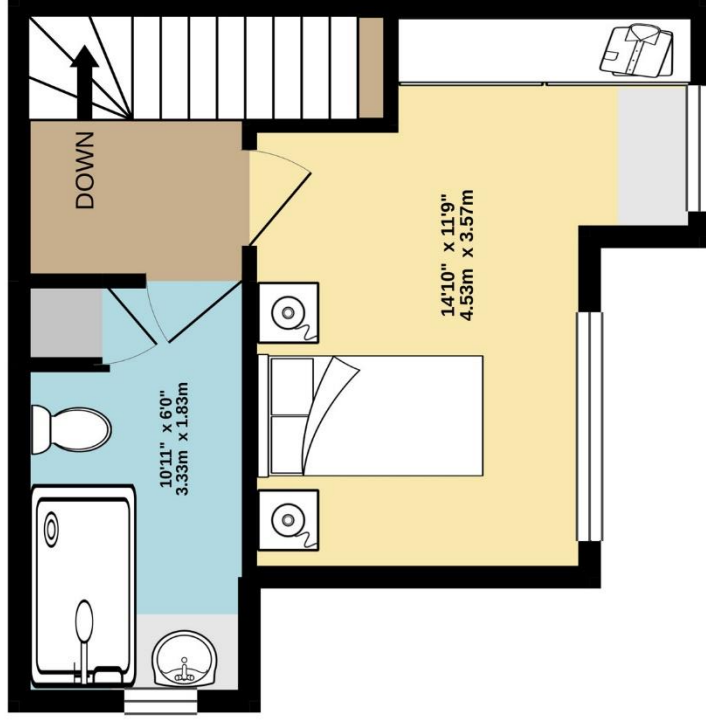
**VIEWINGS:** Strictly by appointment with the Vendors sole agent, Martin & Pole 0118 926 4422 enquiries@martinpole.co.uk. Viewings are subject to pre-registration and our viewing policy which will be provided upon application.

**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.

## GROUND FLOOR



## 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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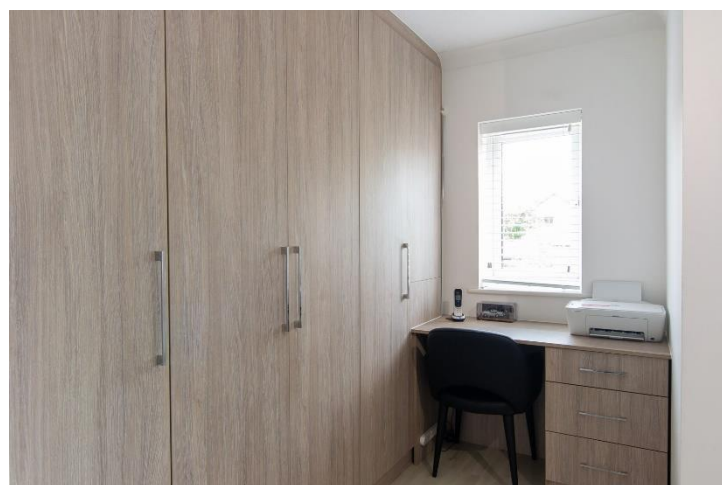


16 The Parade  
Silverdale Road Earley  
Berkshire RG6 7NZ  
T: 0118 926 4422 F: 0118 926 3334  
e@martinpole.co.uk

The Auction House:  
Milton Road Wokingham  
Berkshire RG40 1DB  
T: 0118 979 0460 F: 0118 977 6166  
a@martinpole.co.uk

Associated Office:  
7 Broad Street Wokingham  
Berkshire RG40 1AY  
T: 0118 978 0777 F: 0118 977 1991  
w@martinpole.co.uk

[www.martinpole.co.uk](http://www.martinpole.co.uk)



0118 926 4422