



**Chilcombe Way, Lower Earley Reading RG6 3DB**

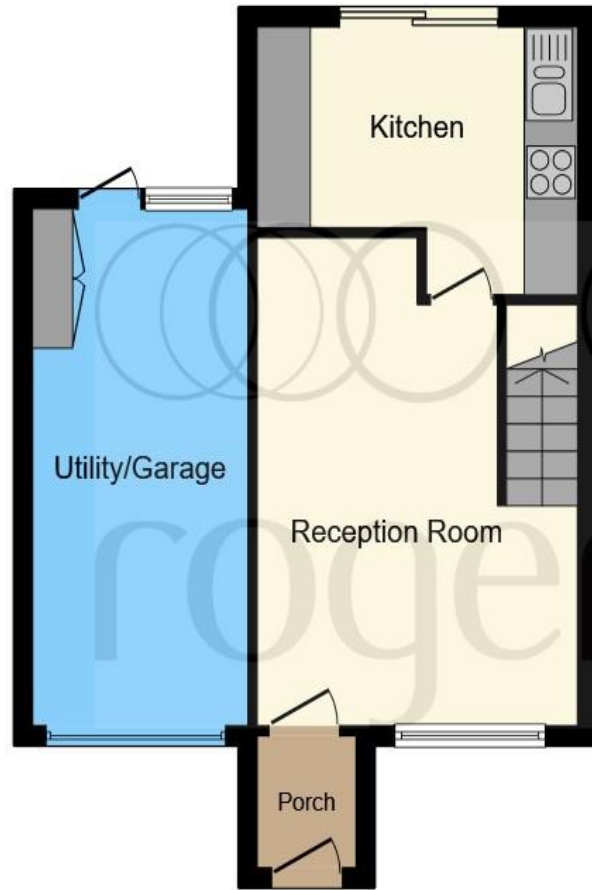


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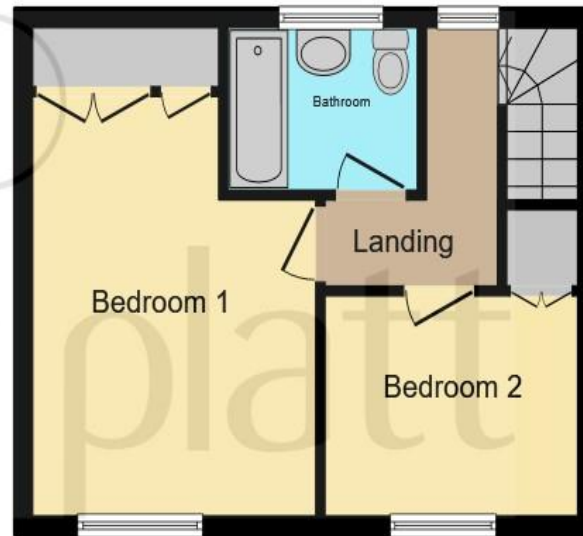
**Chilcombe Way, Lower Earley Reading**

Situated in a pleasant cul-de-sac, is this two bedroom semi-detached home, that would make an ideal purchase for first time buyers. The property provides excellent access to the A329 and the M4 motorway, whilst being within walking distance to local schools, Maiden Lane Centre shops,





**Ground Floor**



**First Floor**

## Accommodation Comprises

### Lounge

16' 5" x 11' 7" ( 5.00m x 3.53m )

### Kitchen

11' 7" x 9' 4" ( 3.53m x 2.84m )

## Landing & First Floor

### Bedroom One

16' 6" x 10' 4" ( 5.03m x 3.15m )

### Bedroom Two

9' 3" x 7' 7" ( 2.82m x 2.31m )

### Bathroom

6' 9" x 5' 5" ( 2.06m x 1.65m )

## Outside

### Garage

16' 6" x 8' ( 5.03m x 2.44m )

Total floor area 72.8 m<sup>2</sup> (783 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Chilcombe Way, Lower Earley Reading

- Cul De Sac Location
- Garage & Off Road Parking
- Gas Central Heating
- Refitted Kitchen/Breakfast Room
- Two Bedrooms

Tenure: Freehold EPC Rating: D

**£375,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
LOE108302 - 0002

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