



www.martinpole.co.uk

Martin & Pole

inc. Watts & Son est. 1846

Residential & Commercial Estate Agents
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents



5 Gypsy Lane, Earley, Reading, RG6 7HF – Price £375,000

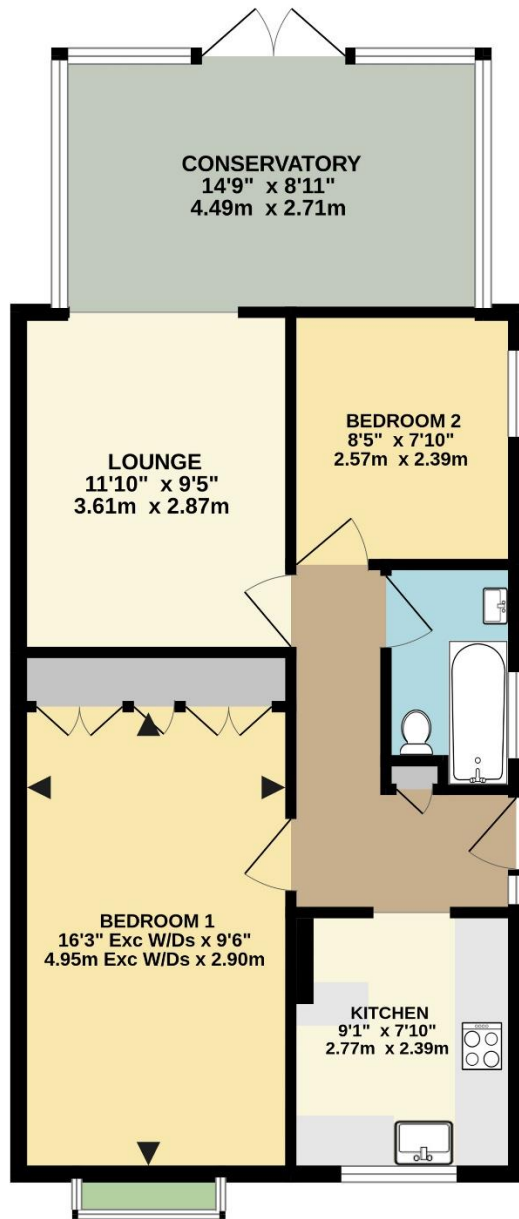
A nice little bungalow with a surprisingly large garden, set in the Loddon and shared Maiden Erlegh catchments...



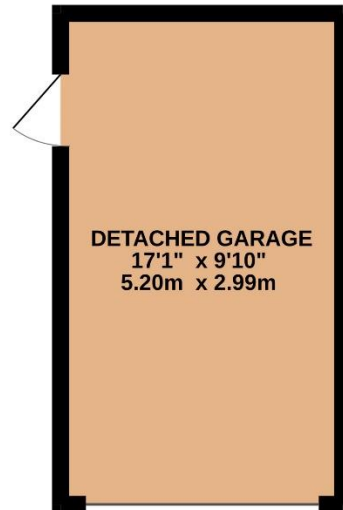
2 bedrooms, lounge, kitchen, bathroom, conservatory, detached garage, driveway parking for approximately 3 cars, large gardens, gas radiator central heating, double glazing.



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



DETACHED GARAGE, NOT
ACTUAL POSITION, SEE PHOTOS
167 sq.ft. (15.6 sq.m.) approx.



TOTAL FLOOR AREA : 814 sq.ft. (75.7 sq.m.) approx.

This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
Made with Metropix ©2024

A semi-detached bungalow with southerly "back" gardens at the rear and side which extend to about 95 ft in depth along the side of the bungalow, from the side of the garage to the rear boundary; and a width of about 30ft to the side of the bungalow, with a rear boundary of about 38ft. The whole plot measures about 0.14 acres. The property has already been enlarged by way of a conservatory, but it may be there is potential for further enlargement, subject to any necessary consents.

As well as being in the catchment for popular schools, the location is convenient for local shops, both at Maiden Lane Centre and Silverdale Road, as well as the more extensive facilities at the Asda and Marks & Spencer complexes in Lower Earley. Dentists and Doctors Surgeries are nearby.

There are bus services in the area providing access past the University and into Reading town centre, where the main line railway station has services to Paddington, on the Elizabeth line and also services to Waterloo which run through Earley Railway Station.

The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

It can be seen from the photographs that there is a pylon within the gardens at the side of the bungalow. The Government's long term flood risk service indicates a high risk of surface water flooding although the sellers state they have never been aware of the property having done so. More information can be found at gov.uk.

EER: D61 **Council Tax:** D **Tenure:** Freehold

Broadband Availability (according to Ofcom): Ultrafast

The Ofcom website also provides information about mobile networks.

Services: All mains services are believed to be connected.

IMPORTANT NOTICE: We have endeavoured 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.

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

Associated Offices:
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

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

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

www.martinpole.co.uk



0118 926 4422