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16 Roman Way, Earley, Reading, RG6 7JP – Price £425,000

A pleasant semi-detached bungalow not far from bus routes and the station

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Two bedrooms (one currently being used as a dining room), lounge/diner, kitchen, shower room, garage, southwest facing garden, driveway parking for 2 cars, no chain.



The property is set in the shared Maiden Erlegh Secondary School catchment and the Loddon Primary School catchment. It is most conveniently set for access to Brookside surgery.

There are local shops at The Parade with larger amenities at the Asda and Marks & Spencer complexes in Lower Earley, or at Woodley precinct

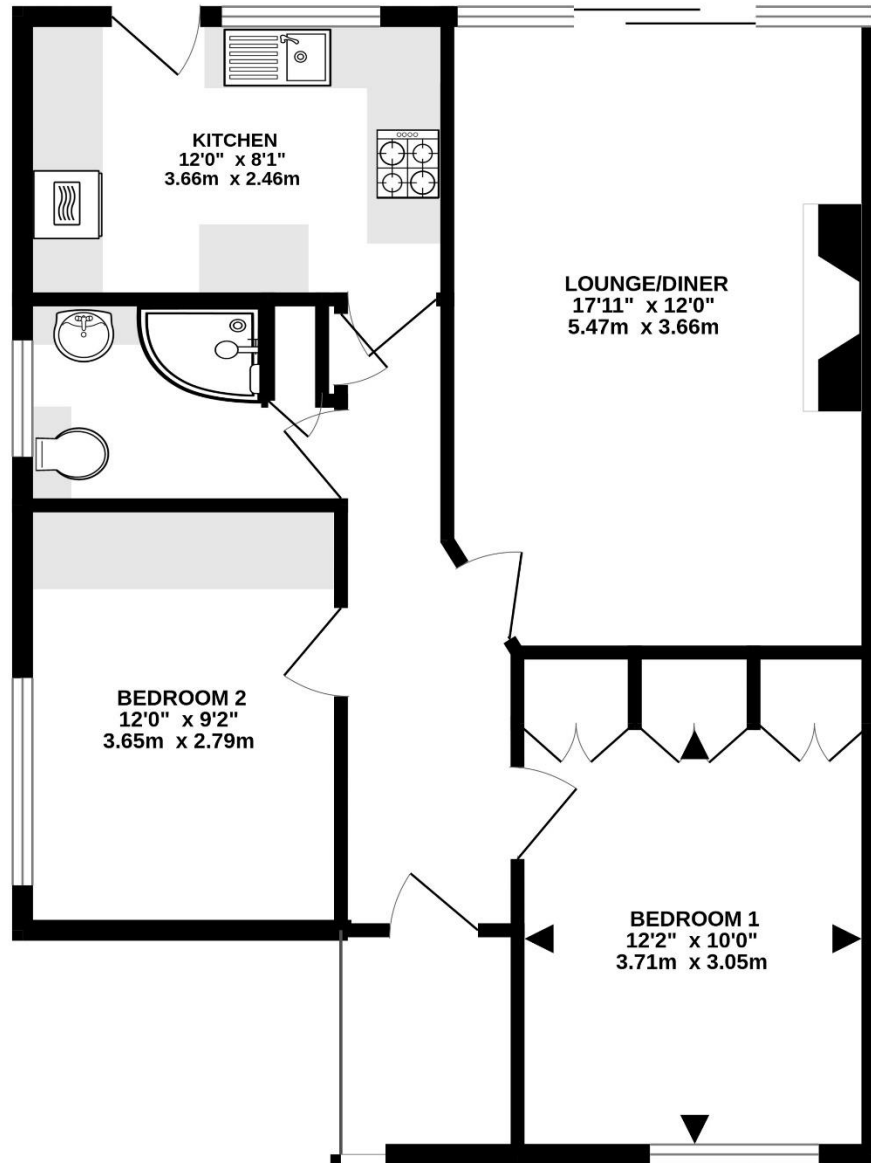
Bus services locally run into Reading town centre, where the main line railway station has services on the Elizabeth line, to Paddington and also to Waterloo, which runs through the nearby Earley Railway Station. The University campus is about 1 mile away. Maiden Erlegh nature reserve is just over half a mile away. Meadow Park is nearby.

The nearest motorway is the M4, which can be joined either at Junction 11, where there is also the A33 south to Basingstoke; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

EER: D59; Council Tax: D; Tenure: Freehold;
Broadband Availability (according to Ofcom):
Ultrafast

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.

GROUND FLOOR
704 sq.ft. (65.4 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 sq.m.) approx.

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