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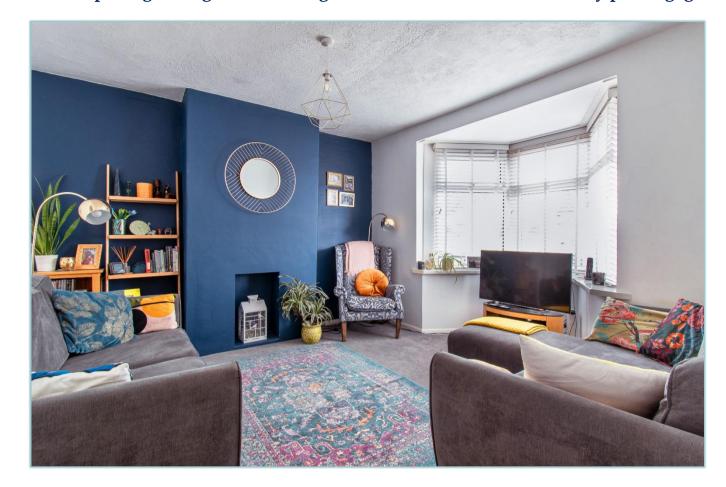
Chartered Surveyors & Estate Agents







Large master suite of bedroom and shower room, 3 further good-sized bedrooms, refitted family bathroom, lounge, dining room opening through to kitchen, gardens with side access, driveway parking, gas radiator central heating, double glazing.















For further information or an appointment to view please contact our Earley branch on: 0118 926 4422 or earley@martinpole.co.uk

A 1950s built mid-terraced house which has been improved and extended in recent years by the sellers. The property now offers particularly good-sized accommodation, especially on the first and second floors.

This is a popular area within the catchment of Loddon Primary School and in the traditional Maiden Erlegh catchment. It is also not far from Maiden Erlegh Nature Reserve or the University campus.

There are local shops available at The Parade on Silverdale Road and bus services in the area provide access into Reading town centre, where the main line railway station offers fast services to Paddington, services on the Elizabeth line, and also services to Waterloo which run through the nearby 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.

EER: C76 Council Tax: C Tenure: Freehold

Broadband Availability (according to Ofcom): Ultrafast

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.

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