



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

www.martinpole.co.uk

Martin & Pole
inc. Watts & Son est. 1846

Chartered Surveyors & Estate Agents



16 Clevedon Drive, Earley, Reading, RG6 5XE - Price £665,000

Popular and established setting in Maiden Erlegh | Radstock School catchment |

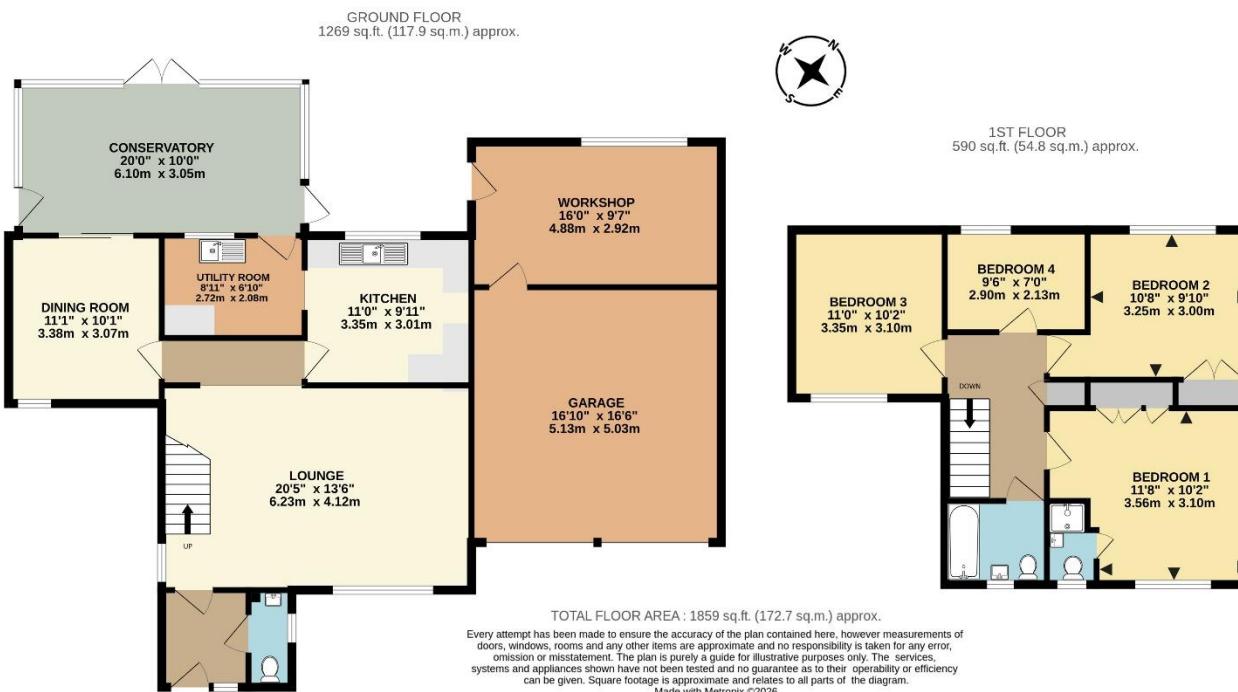
Large gardens with potential to extend and improve



Martin & Pole

4 bedrooms, ensuite shower room, family bathroom, downstairs cloakroom, lounge, separate dining room, kitchen, utility room, conservatory, double-width garage, workshop, driveway parking, double glazing, gas radiator central heating.





Constructed by Bovis Homes in 1979 and being sold for the first time since new with no onward chain. The property has had various improvements over the years but is now in need of some updating and offers superb potential for the next family to improve and probably extend (subject to all necessary consents).

The area provides good access to the University and bus services which run into Reading town centre, where the main line railway station offers services to Paddington, on the Elizabeth Line, and Waterloo which run through the nearby Earley Railway Station. There are good shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley, as well as a doctor's surgery and a leisure centre.

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: C74 Council Tax: F Tenure: Freehold

The Ofcom website provides information about broadband availability and mobile networks.

Services: All mains services are believed to be connected.

AMLR, SANCTION & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, sanction and identity checks on prospective purchasers before their offer to buy can be formally accepted; on tenants before they enter into a tenancy agreement; and on clients when accepting instructions to sell or let their property. We do this using a company called Hipla and is charged at £12 per person.

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 may pay us a referral fee. The value of this fee can vary. We do not receive a referral fee from the solicitor.

For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

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