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6 Fowler Close, Earley, Reading, RG6 7SS - Price £475,000

A pleasant family house set at the end of a small cul-de-sac in Maiden Erlegh, close to the University and with no onward chain…

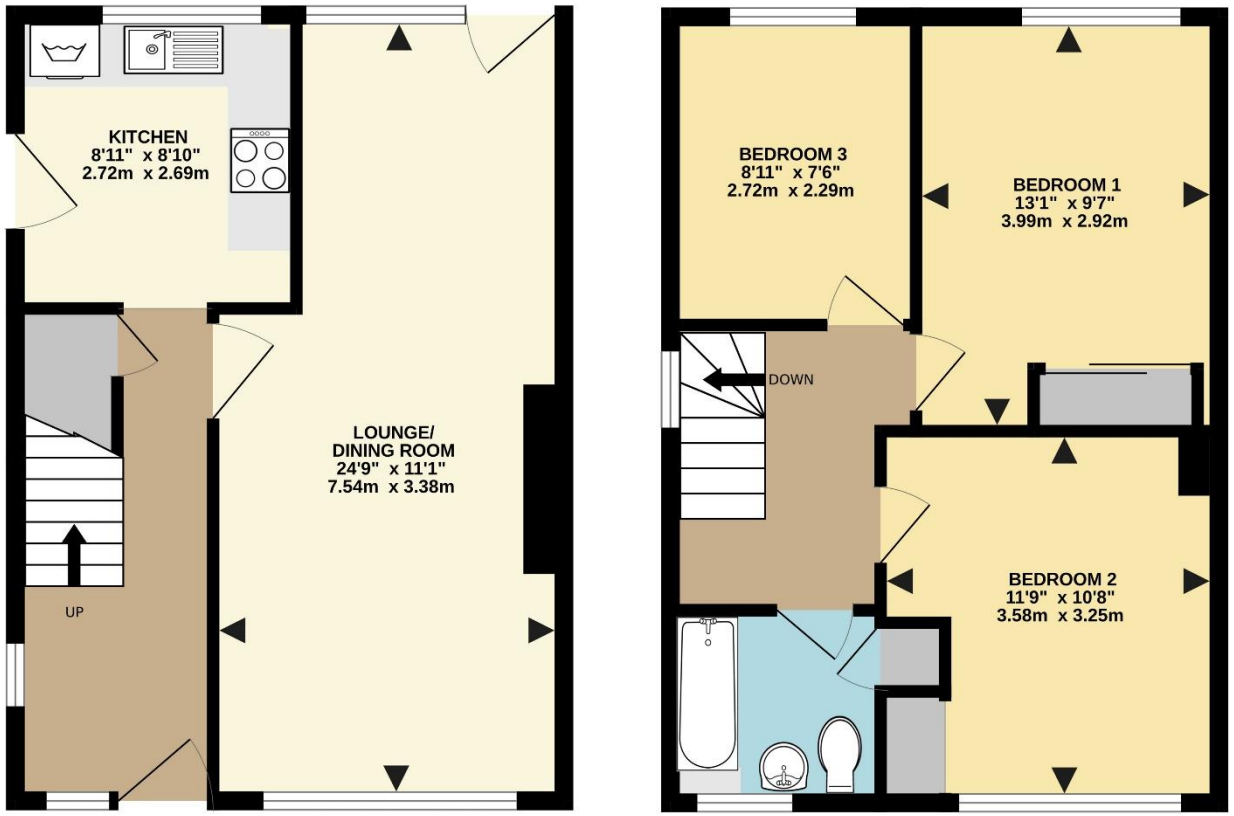
RICS Regulated by RICS

The Property Ombudsman

3 good-sized bedrooms, modern bathroom, lounge/ dining room, modern kitchen, detached garage, driveway parking, gardens, gas radiator central heating, double glazing, no onward chain.

GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.8 sq.m.) approx.

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

A semi-detached family house which was previously the owner's family home but has been let for the last few years, meaning the gas boiler and electrical wiring have been regularly checked. The property is now vacant and being sold with no onward chain.

Other houses in the area have been extended so it maybe similar potential exists for this property, subject to necessary consents. Previous planning had been granted for an extension (planning application number 160906).

The property is in the popular Whiteknights and traditional Maiden Erlegh catchments, very close to the University, and within easy reach of the Asda and Marks & Spencer complexes in Lower Earley.

Local bus services provide access into Reading town centre where the main line railway station offers services on the Elizabeth Line, to Paddington, and also 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: C71 **Council Tax:** D **Tenure:** Freehold

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

Services: All mains services are believed to be connected.

AMLR, SANCTION, PEP & IDENTITY CHECKS: Estate Agents are required by law to carry out Anti Money Laundering Regulation, Sanction, Politically Exposed Person, Identity and Source of Funds checks on prospective purchasers when their offer is accepted. We do this using a company called Landmark Information Group and is currently charged at £30 per person. Company or differently structured purchases may carry additional charges.

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.

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