

55 Hilmanton, Lower Earley, Reading, Berkshire.
RG6 4HN.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
www.arins.co.uk



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£270,000 Freehold

IDEAL FOR AN INVESTOR Situated in a highly convenient and consistently sought-after area of Lower Earley, this property offers an excellent opportunity for buy-to-let investors. The location benefits from close proximity to the Asda shopping complex and Maiden Lane Centre, providing supermarkets, cafés and a wide range of everyday amenities. Further retail options including Marks & Spencer and Iceland, along with several pubs and restaurants, are all nearby, helping to ensure strong ongoing tenant demand. The area is well served by reputable local schools such as Hillside Primary, Radstock Primary, Hawkedon Primary and the highly regarded Maiden Erleigh School, while Reading University is also within easy reach – an additional draw for professional and

- Terrace Home
- One Double Bedroom
- Family Bathroom
- Galley Kitchen
- Spacious Lounge
- Private Garden
- Allocated Parking
- No Onward Chain Complications

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

academic tenants. Transport links are a particular highlight, with regular bus services into Reading town centre, Earley railway station offering direct services to London Waterloo, and Junctions 10 and 11 of the M4 close by for road commuters. Despite the excellent connectivity, Hilmanton itself enjoys a quiet residential setting with minimal through traffic.

Located at the end of a non through road, this property is one of the most popular and practical one bedroom layouts within the development, offering more internal space than many comparable homes. The ground floor comprises an entrance hall, a kitchen and a well-proportioned lounge, ideal as a dining area or home-working space, adding to its rental appeal. To the first floor is a generous double bedroom and a well-maintained bathroom. The property further benefits from a private, enclosed rear garden with rear access – a desirable feature for tenants – along with allocated parking to the front. Overall, this is a low-maintenance, well-located property offering strong rental appeal, making it an ideal addition to any investment portfolio.

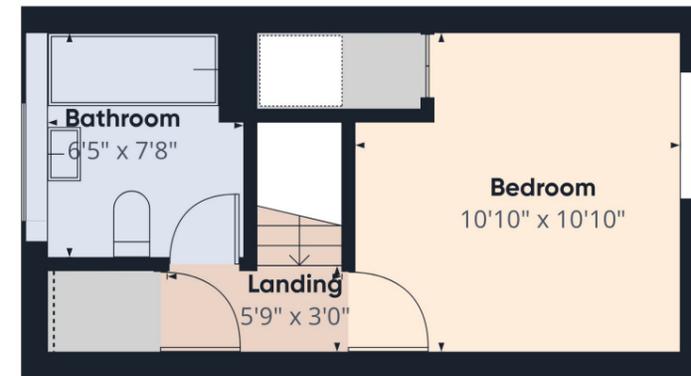
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Floor 0



Floor 1

Approximate total area⁽¹⁾
429 ft²
Reduced headroom
3 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Property Description

Council Tax Band

C

