

## 1, Dunaways Close Reading RG6 5JH



NO ONWARD CHAIN. Located in the highly regarded area of Earley, within half a mile walk to the Earley rail station is this rarely available freehold starter home set in a small close of just c.11 properties. The 460 sq ft of accommodation offers living room, separate modern kitchen, bedroom and modern bathroom. There is gas radiator heating, uPVC double glazed windows with matching front door and an EPC rating of C. Outside there is an area of enclosed garden to the rear which is of a low maintenance theme with a patio, pathway and shrub borders. The pathway leads alongside the property to the front where there is another area of open plan garden and two allocated parking spaces. The property has excellent transport links to the A329(M), M4 and Reading itself with frequent bus routes/trains into the town and nearby social attractions include Dinton Pastures Country Park, ideal for scenic walks and children's activities, The George public house and the Showcase Cinema de Lux and bar.

For more detailed material property information please click on the various brochure links.

### Offers In Excess of £260,000 Freehold



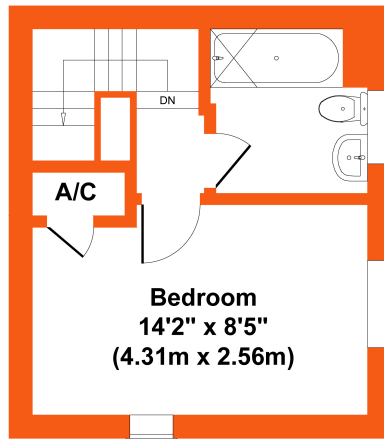




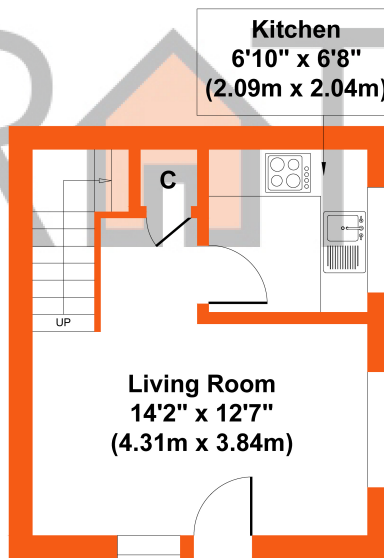


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC





### FIRST FLOOR



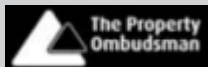
### GROUND FLOOR

**Approx. Gross Internal Floor Area 460 sq. ft. (42.7 sq. m.)**

#### **SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

**Produced by The Plan Portal 2025**



These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.