

11 Ilfracombe Way, Lower Earley, Reading,  
Berkshire. RG6 3AQ.



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£375,000 Freehold

**\*NO ONWARD CHAIN COMPLICATIONS\*** Occupying a desirable corner plot in a popular location, this three-bedroom semi-detached home offers fantastic potential for improvement, allowing the next owner to personalize the property to their taste. Additionally, the corner plot provides an opportunity for a side extension (STPP). The ground floor accommodation includes an entrance hall, downstairs WC, a living room, and a kitchen/dining room. Upstairs, there are three bedrooms—two of which are doubles—and a family bathroom. Externally, the property boasts a rear garden with side access leading to the garage and parking located behind the home. This home is conveniently located close to the Maiden Lane Centre shops, Asda shopping complex, and the M4 motorway. It is also within walking distance of highly regarded local schools, with excellent bus and rail connections nearby. This is a perfect opportunity to create your ideal home in a fantastic location.

- NO ONWARD CHAIN
- Situated on a corner plot with potential for a side extension (STPP).
- Offers excellent potential for improvement and personalization.
- Ground floor includes entrance hall, WC, living room, and kitchen/dining room.
- First floor features three bedrooms, including two doubles, and a family bathroom.
- Rear garden with side access to the garage and parking.
- Provides convenient access to the M4 motorway for commuters.
- Within walking distance of highly regarded local schools.
- Good public transport connections, including local bus and rail services.

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.

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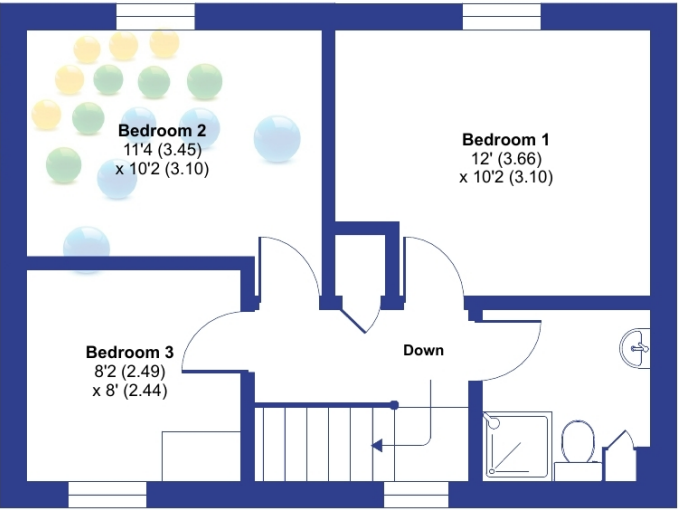
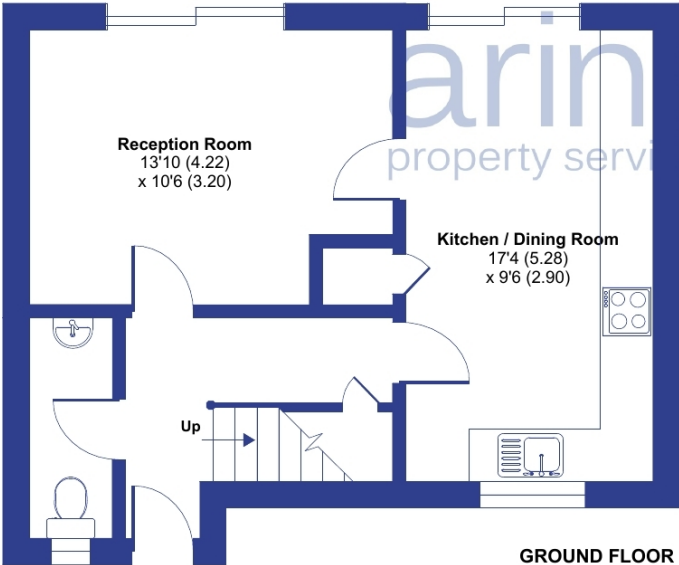
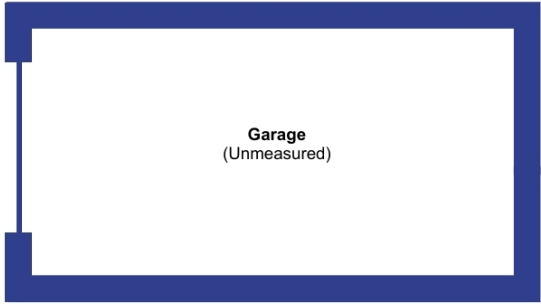


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Approximate Area = 830 sq ft / 77.1 sq m (excludes garage)  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Ar GRP Ltd (Arins Property Services). REF: 1214703

Property Description

Ground Floor

Entrance Hall

WC

Reception Room

4.22m x 3.20m (13' 10" x 10' 6")

Kitchen/Dining Room

5.28m x 2.90m (17' 4" x 9' 6")

First Floor

Landing

Bedroom One

3.66m x 3.10m (12' 0" x 10' 2")

Bedroom Two

3.45m x 3.10m (11' 4" x 10' 2")

Bedroom Three

2.49m x 2.44m (8' 2" x 8' 0")

Bathroom

Outside

Front Garden

Rear Garden

Garage & Allocated Parking

Council Tax Band

D

