



Hillside Road, Earley, Reading, Berkshire. RG6 7LP.

£370,000 Freehold

Arins Property Services are pleased to offer for sale this charming two-bedroom semi-detached property, located on a popular road in Earley, a suburb southeast of Reading in central Berkshire. While the property requires some updating and modernisation, it boasts a wealth of character and potential. The ground floor features a hall, lounge, dining room, and kitchen. Upstairs, there are two bedrooms and a family bathroom. Outside, the property offers a front garden with driveway parking and gated side access to a spacious rear garden with a small patio and lawned area. The location is ideal, providing easy access to local amenities. For commuters, the A329M and M4 motorway are just a short drive away, and Earley mainline railway station is within walking distance, offering connections to London Waterloo and Reading, with onward links to London Paddington. A regular bus route, also within walking distance, takes you into Reading in about thirty minutes. The main shopping areas include a large ASDA shopping complex with a Boots the Chemist at the district centre, as well as additional shopping options in Winnersh and Woodley, where Sainsbury's and Waitrose can be found. Families will appreciate the proximity to Loddon Primary School, less than a minute's walk away, and Maiden Erlegh Secondary School, just a ten-minute walk away. Additional benefits of this home include gas central heating and double glazing. The property is being sold with vacant possession and no onward chain, making it an excellent opportunity for buyers looking to create their dream home.

- NO ONWARD CHAIN
- Maiden Erlegh school catchment
- Sought after location
- Driveway parking and garage
- Bay-fronted character semi-detached home
- Fantastic scope for improvements
- Two double bedrooms
- Generous rear garden
- Two reception rooms



TOTAL FLOOR AREA : 958 sq.ft. (89.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Description

GROUND FLOOR

Hall

Lounge

3.79m x 3.51m (12' 5" x 11' 6")

Dining room

3.79m x 3.07m (12' 5" x 10' 1")

Kitchen

3.79m x 2.70m (12' 5" x 8' 10")

FIRST FLOOR

Landing

Bedroom one

3.79m x 3.10m (12' 5" x 10' 2")

Bedroom two

3.79m x 3.56m (12' 5" x 11' 8")

Bathroom

2.76m x 2.39m (9' 1" x 7' 10")

OUTSIDE

Front garden and driveway

Rear garden

Storage cupboard (outside)

Garage

Council Tax Band

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