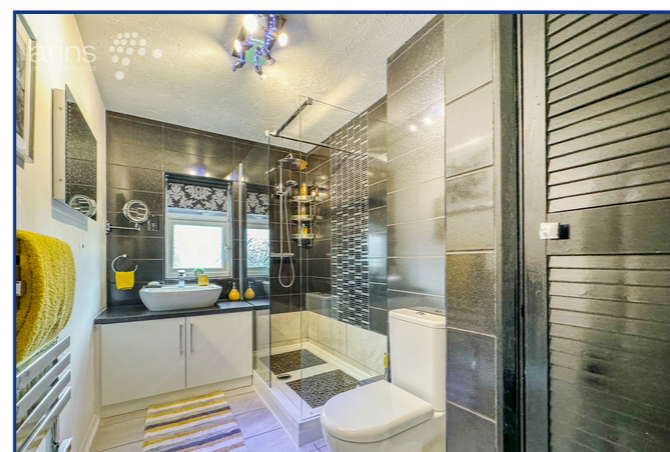


43 Sibley Park Road, Earley, Reading, Berkshire.
RG6 5UB.



3 Maiden Lane Centre
Berkshire
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Tel: 0118 926 8260
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43 Sibley Park Road, Earley, Reading, Berkshire.
RG6 5UB.

£265,000 Freehold

****NO ONWARD CHAIN COMPLICATIONS!!**** Nestled at the quiet end of a cul-de-sac, this one-bedroom starter home offers a perfect blend of convenience and comfort. Whether you're a first-time buyer or an investor, this property presents an attractive opportunity, meticulously maintained and upgraded throughout, move-in ready. Featuring an entrance porch with ample storage, a cozy living/dining area with additional under stair storage, and a refitted kitchen. The spacious double bedroom boasts a fitted wardrobe and desk. Upstairs, you'll find a modern shower room, completing the well-appointed living space. Additional features include UPVC double glazing, gas central heating with a combi boiler, and an allocated off-road parking space. The property's front garden has been transformed into a block-paved area, offering extra parking versatility, although it can easily be reverted to its original garden state. Conveniently situated within walking distance to the Asda complex and local bus routes, this home also enjoys proximity to excellent schools and offers easy access to the M4 motorway, ensuring both convenience and connectivity for its residents.

- NO ONWARD CHAIN
- Quiet cul-de-sac location
- Ideal for first time buyers or investors
- Extremely well presented throughout
- Modern kitchen & shower room
- Great size double bedroom with fitted wardrobes
- UPVC double glazing
- Gas central heating with combi boiler
- Allocated parking space
- Transformed front garden to extra parking

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

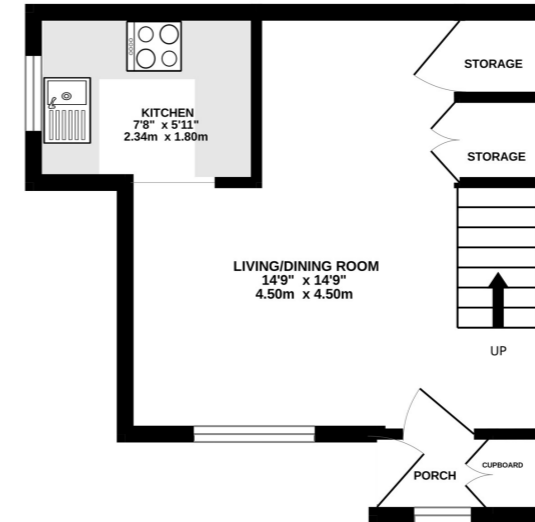
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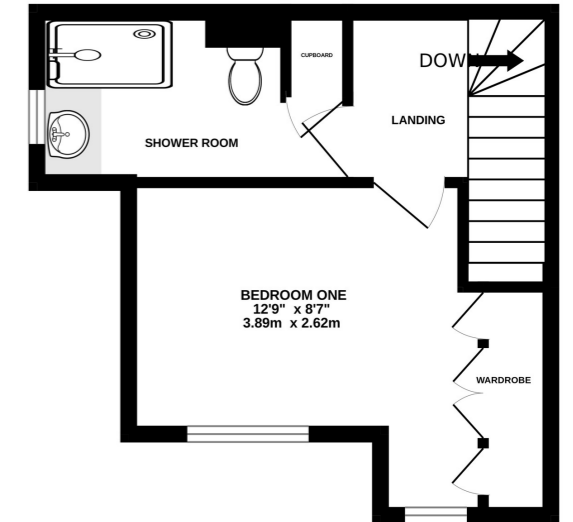
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GROUND FLOOR



1ST FLOOR



Whilst 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

Porch

Living/Dining Room

4.50m x 4.50m (14' 9" x 14' 9")

Kitchen

2.34m x 1.80m (7' 8" x 5' 11")

First Floor

Landing

Bedroom One

3.89m x 2.62m (12' 9" x 8' 7")

Shower Room

Outside

Paved driveway which was formally the front garden

Allocated parking space

Council Tax Band

C

