

9 Sturbridge Close, Lower Earley, Reading,
Berkshire. RG6 4EE.



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£500,000 Freehold

Arins property Services are pleased to offer for sale this spacious four bedroom detached family home situated at the end of a quiet cul de sac in popular Lower Earley, which is a suburb to the south east of Reading in central Berkshire. The property however, is in need of full refurbishment and modernisation. The accommodation comprises hall, cloakroom, living room, dining room, kitchen, ground floor shower room, four bedrooms and first floor shower room. Outside the property has front garden with driveway parking. To the rear is a private west facing garden with lawn and patio area. The location is ideal as it gives easy access to all local amenities including the district centre which benefits from a large ASDA super store, Boots the chemist, M&S food hall, Iceland, a selection of fast food outlets and a 24 hour garage. Loddon valley leisure centre benefiting from a 25 meter pool is within walking distance. For buyers with children Hawkedon primary school is within walking distance and a selection of secondary schools are within a short cycle distance. For the commuter the A329M is only five minutes away and both Winnersh Triangle and Earley mainline railway stations, connecting London Waterloo and Reading with onward connections to London Paddington are both nearby. There is a regular bus route to Reading within walking distance which takes approximately 30 minutes. We feel this home has plenty of potential and offered for sale with no onward chain and vacant possession. EPC to follow.

- Four bedroom extended detached
- Bathroom, cloakroom and two shower rooms
- Close to all amenities
- Gas central heating and double glazed
- Modernisation required
- Vacant possession and no onward chain
- Property will be cleared before completion
- Garage and driveway parking
- Flexible accommodation
- Private rear garden

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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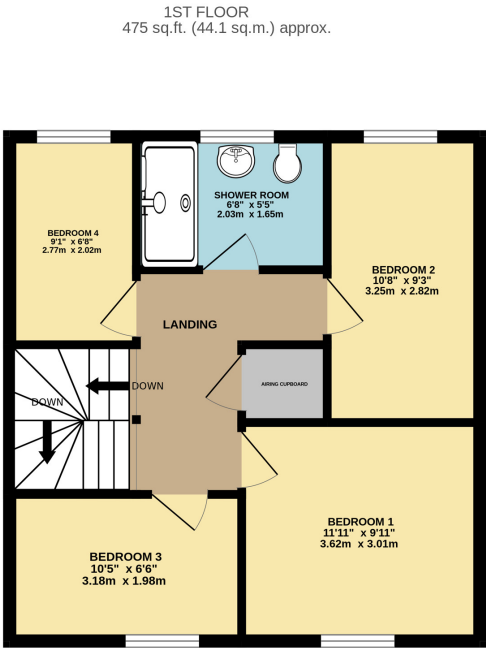
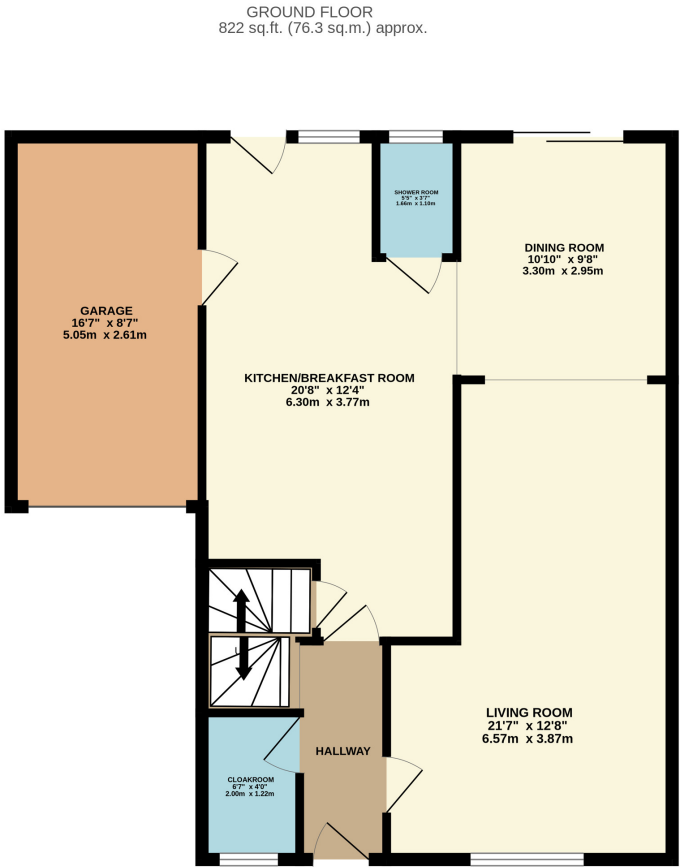


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 1297 sq.ft. (120.5 sq.m.) approx.
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

- Hallway
- Cloakroom
1.22m x 2.00m (4' 0" x 6' 7")
- Living room
3.87m x 6.57m (12' 8" x 21' 7")
- Dining room
2.95m x 3.30m (9' 8" x 10' 10")
- kitchen
3.77m x 6.30m (12' 4" x 20' 8")
- Shower room
1.10m x 1.66m (3' 7" x 5' 5")

FIRST FLOOR

- Landing
- Bedroom one
3m x 3.62m (9' 10" x 11' 11")
- Bedroom two
2.82m x 3.25m (9' 3" x 10' 8")
- Bedroom three
1.98m x 3.18m (6' 6" x 10' 5")
- Bedroom four
2.02m x 2.77m (6' 8" x 9' 1")
- Shower room
1.65m x 2.03m (5' 5" x 6' 8")

OUTSIDE

- Front garden and driveway
- Rear garden
- Garage
- Council Tax Band
E