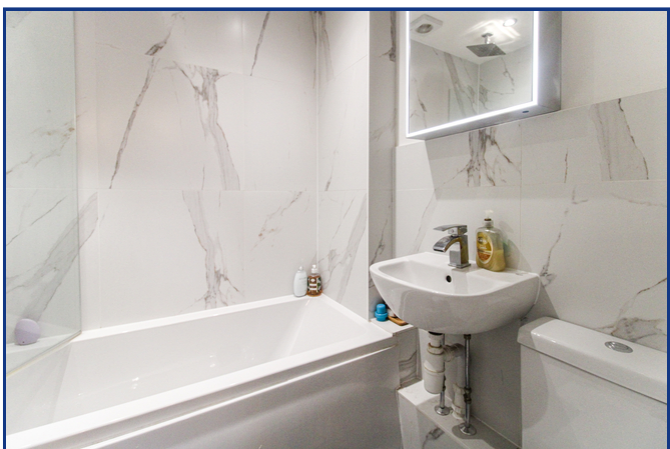


82a Beaconsfield Way, Earley, Reading, Berkshire.
RG6 5UX.



3 Maiden Lane Centre
Berkshire
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. RG6 5UX.

£350,000 Freehold

Presented to the market with no onward chain complications, this recently redecorated two-bedroom end-of-terrace residence is situated within a highly desirable location and represents an excellent opportunity for both first-time purchasers and investment buyers.

The property offers convenient access to a range of well-regarded local primary and secondary schools, highly ranked grammar schools in Reading, and the University of Reading. A comprehensive selection of shops and amenities can be found nearby, including the Asda complex, together with a variety of leisure facilities. For the commuter, there are excellent transport links, with Earley and Reading train stations, the M4 motorway, A33 and regular bus services to Reading town centre all within easy reach.

The accommodation comprises an entrance hall, a spacious 17' lounge, a kitchen/breakfast room, a ground floor cloakroom, two generously sized bedrooms and a modern refitted bathroom. In addition, there is a useful loft space providing further storage options, and the property is fitted with a Harvey's water softener.

Externally, the property benefits from a pleasant private rear garden with a patio area providing space for outdoor dining and barbecues, along with the added advantage of private side access. There is also allocated off-road parking for two vehicles. Further features include gas central heating and UPVC double glazing.

- Ideal For First Time Buyers & Investors
- Modern End Of Terrace Property
- Two Bedrooms
- Off Road Parking
- Walking Distance To ASDA, Chalfont Surgery, M&S And Costa
- NO ONWARD CHAIN
- 17' Lounge
- Good Size Garden
- Refitted Upstairs Bathroom
- Refitted Downstairs WC
- Good Bus Services To Reading Town Centre

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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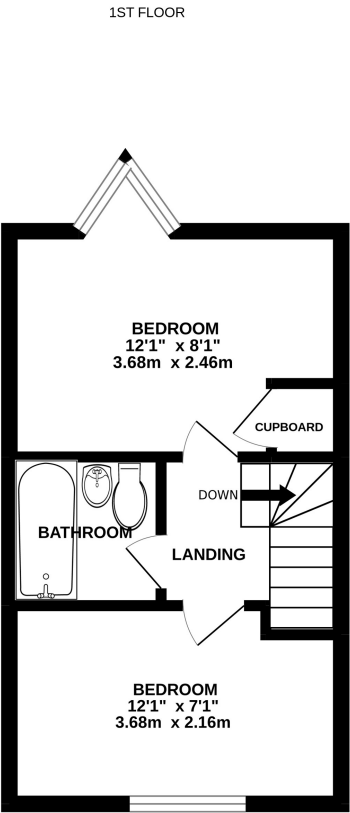
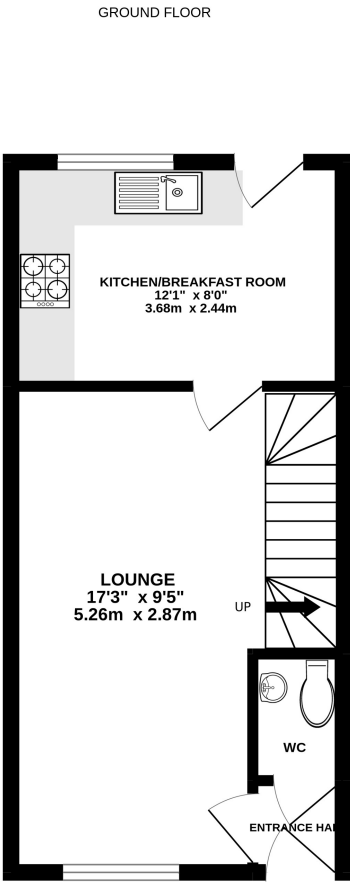


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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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.
Made with Mapbox 6/2022

Property Description

Ground Floor

Entrance Hall

WC

Lounge

2.87m x 5.26m (9' 5" x 17' 3")

Kitchen/Breakfast Room

3.68m x 2.44m (12' 1" x 8' 0")

First Floor

Landing

Bedroom One

3.68m x 2.46m (12' 1" x 8' 1")

Bedroom Two

3.68m x 2.16m (12' 1" x 7' 1")

Bathroom

Outside

Off Road Parking For 2 Cars

Rear Garden

Council Tax Band

C

