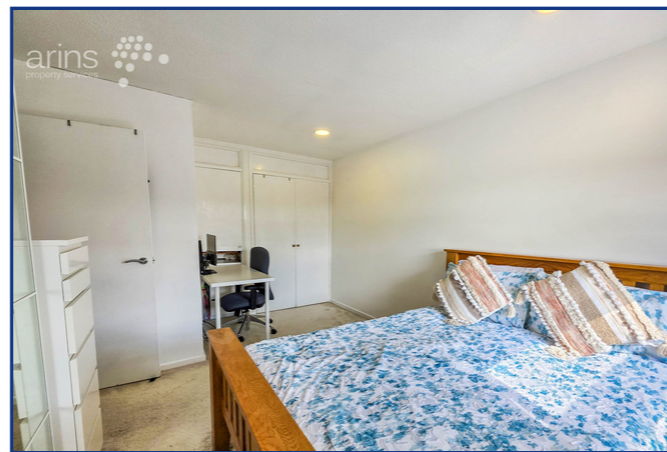


2 Chilcombe Way, Lower Earley, Reading, Berkshire.
RG6 3DA.



3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
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2 Chilcombe Way, Lower Earley, Reading,
Berkshire. RG6 3DA.

£345,000 Freehold

Arins property Services are pleased to present for sale this well maintained two bedroom end of terrace house situated in one of Lower Earleys most sort after locations. Lower Earley is a suburb to the south east of Reading in central Berkshire. The accommodation comprises lobby, living room and kitchen/diner. The first floor comprises landing, two bedrooms and family bathroom. Outside is driveway parking, integral garage and the rear garden is laid to lawn, patio area and gated rear access. The location is great as it gives easy access to all local amenities including the district centre which has a large ASDA superstore, Boots the chemist, M&S food hall and a few fast food restaurants. Loddon Valley leisure centre houses a sports hall and a 25 metre swimming pool and is only a short drive away. For the commuter the A329M gives access to the M4 and can be accessed in less than a five minute drive. For buyers with children, Hawkedon primary school is within walking distance and secondary schools are only a short drive away. We feel this house would be a great first purchase or an investment property. EPC to follow

- Two bedroom end terrace
- Garage and driveway parking
- kitchen/diner
- Living room
- Family bathroom
- Private rear garden
- Close to all amenities
- Shops, schools and shops nearby
- Gas central heating and double glazing
- Good commuter links nearby

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

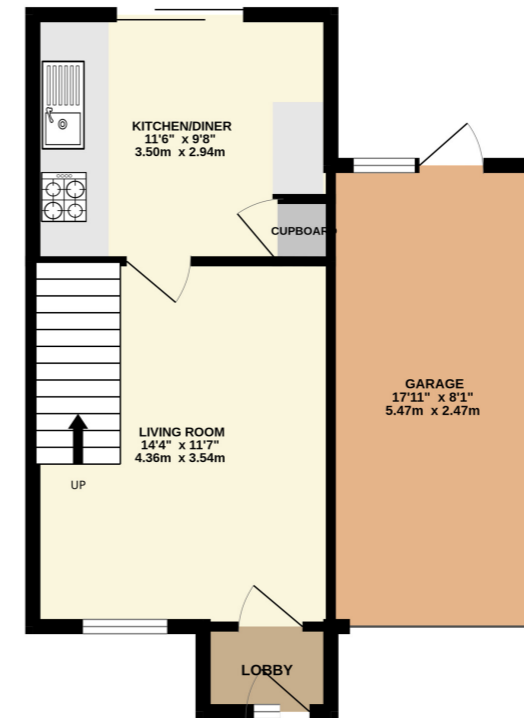
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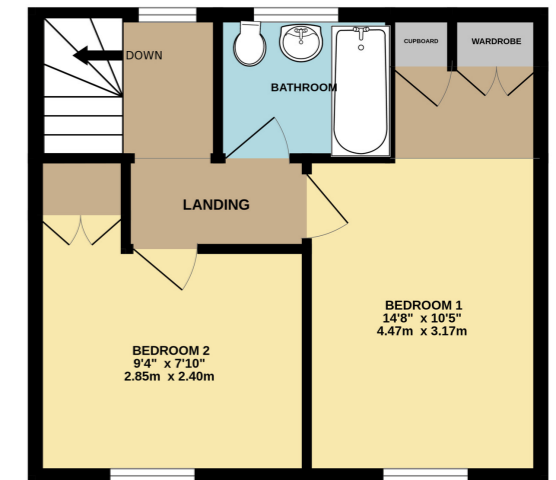
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GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 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.
Made with Metroplan ©2025

Property Description

GROUND FLOOR

Lobby

Living room

3.54m x 4.36m (11' 7" x 14' 4")

Kitchen/diner

2.94m x 3.50m (9' 8" x 11' 6")

FIRST FLOOR

Landing

Bedroom one

3.17m x 4.47m (10' 5" x 14' 8")

Bedroom two

2.40m x 2.85m (7' 10" x 9' 4")

Bathroom

OUTSIDE

Front garden driveway parking

Rear garden

Integral garage

Council Tax Band

C