

148 Hilmanton, Lower Earley, Reading, Berkshire.
RG6 4HJ.



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£725,000 Freehold

****FANTASTIC SCOPE FOR IMPROVEMENTS**** Situated in a highly sought after location, is this detached family home, built by Bovis Homes. The property is in need of modernization throughout and is offered to the market with no onward chain complications. The property provides excellent access to local primary and secondary schools including Maiden Erlegh, the top Grammar Schools in Reading, Reading University, local shops and amenities, easy access to train stations and the M4 & A33. The spacious ground floor comprises an entrance hall, cloakroom, study, living room, kitchen/breakfast room and a dining room. To the first floor there is a landing, four bedrooms and a family bathroom. The master bedroom benefits from having an ensuite and fitted wardrobes. Externally you benefit from a pleasant rear garden, double garage with ample parking. Further benefits include gas central heating, and there is a work shop.

- NO ONWARD CHAIN
- In Need Of Refurbishment
- Sought After Location
- Bovis Built Detached Family Home
- Two Reception Rooms & Study
- Kitchen/Breakfast Room
- Double Garage & Ample Driveway
- Workshop
- Ensuite To Master Bedroom
- Pleasant 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.

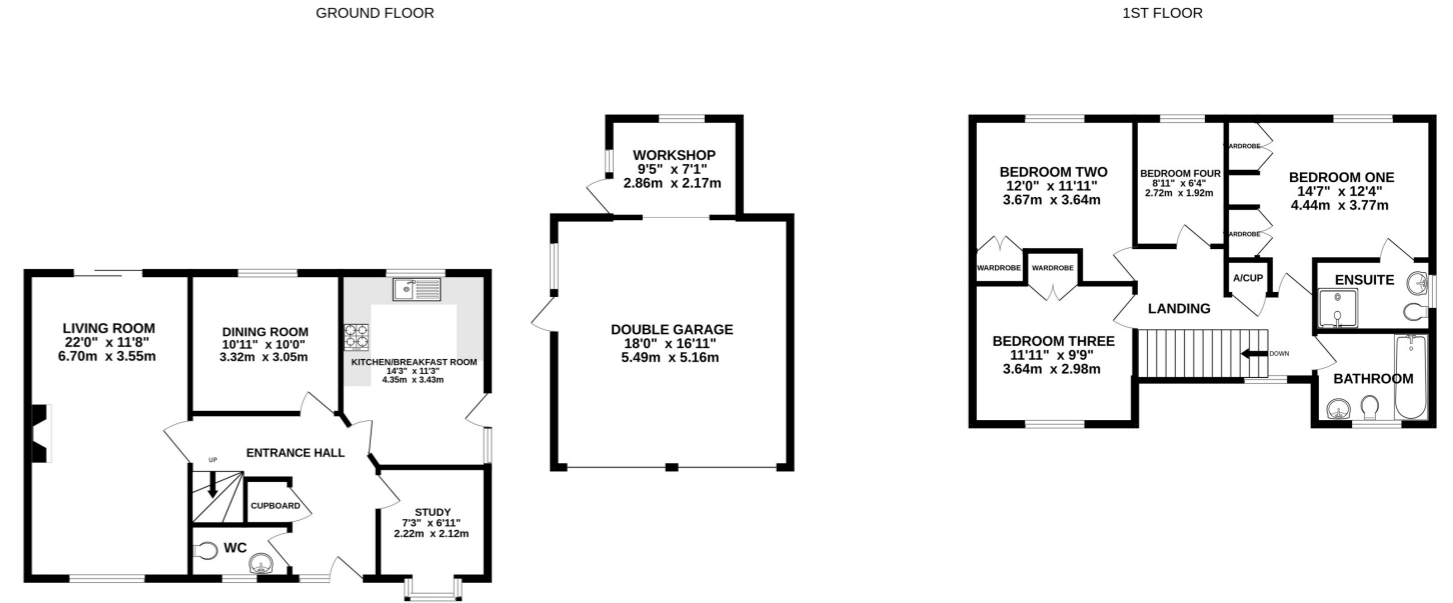


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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Property Description

Ground Floor

Entrance Hall

Study

2.22m x 2.12m (7' 3" x 6' 11")

Kitchen/Breakfast Room

4.35m x 3.43m (14' 3" x 11' 3")

Dining Room

3.32m x 3.05m (10' 11" x 10' 0")

Living Room

6.70m x 3.55m (22' 0" x 11' 8")

First Floor

Landing

Bedroom One

4.44m x 3.77m (14' 7" x 12' 4")

Ensuite

Bedroom Two

3.67m x 3.64m (12' 0" x 11' 11")

Bedroom Three

3.64m x 2.98m (11' 11" x 9' 9")

Bedroom Four

2.72m x 1.92m (8' 11" x 6' 4")

Bathroom

Outside

Front Garden

Rear Garden

Double Garage

5.49m x 5.16m (18' 0" x 16' 11")

Workshop

2.86m x 2.17m (9' 5" x 7' 1")

Council Tax Band

F