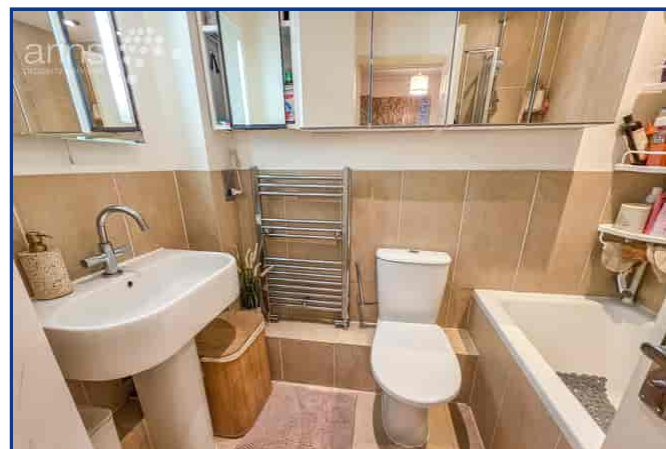


**59 Fleetham Gardens, Lower Earley, Reading,
Berkshire. RG6 4BZ.**



**3 Maiden Lane Centre
Berkshire
Reading RG6 3HD
Tel: 0118 926 8260
www.arins.co.uk**



**59 Fleetham Gardens, Lower Earley, Reading,
Berkshire. RG6 4BZ.**

£345,000 Freehold

Arins Property Services are pleased to offer for sale this very well maintained two bedroom mid terrace property situated in a prime residential location a few miles to the south east of Reading in central Berkshire. Lower Earley is a fantastic location to give easy access to Reading town centre. The ground floor accommodation comprises entrance hall, kitchen and lounge/diner. The first floor comprises landing two double bedrooms and a family bathroom. To the outside is a small front garden, an enclosed sunny rear garden and a fabulous summerhouse/studio with light and power. The location is fabulous as its close to the district centre which benefits from an ASDA superstore, Boots the chemist, Iceland, M&S, a selection of fast food outlets, Loddon valley leisure centre and a 24 hr petrol station. For the commuter a regular bus service to Reading taking about a half hour is within walking distance and the A329M is only a short drive away. Reading and Earley mainline railway stations are also close by. For buyers with children primary schools are within walking distance and secondary schools including Maiden Erlegh are a short cycle away. Other benefits are communal off road parking and a garage in a near by block. EPC to follow.

- Two good size double bedrooms
- Mid terrace property overlooking a small green
- Communal off road parking
- Garage in a block nearby
- Superb private sunny southerly facing rear garden
- Gas central heating and double glazed
- Modern fitted bathroom
- Modern fitted kitchen
- Close to all amenities
- Good decorative order throughout

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

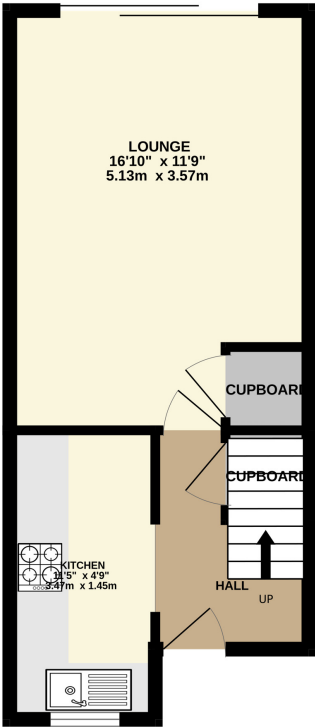
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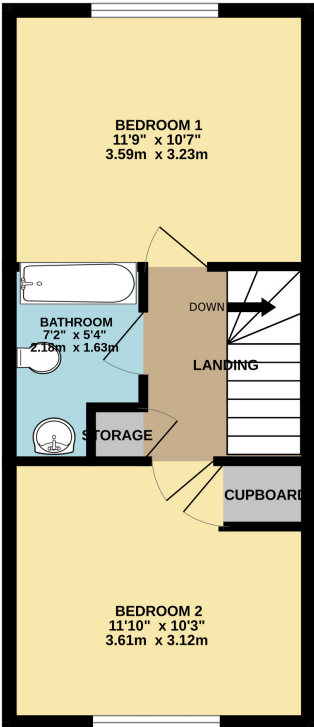
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GROUND FLOOR



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

Hall

0m x 0m (0' 0" x 0' 0")

Kitchen

1.70m x 3.45m (5' 7" x 11' 4")

Lounge/diner

3.53m x 5.08m (11' 7" x 16' 8")

Landing

Bedroom one

3.20m x 3.56m (10' 6" x 11' 8")

Bedroom two

3.12m x 3.56m (10' 3" x 11' 8")

Bathroom

1.63m x 2.18m (5' 4" x 7' 2")

OUTSIDE

Front garden

Rear garden

Summer house /studio

2.97m x 2.97m (9' 9" x 9' 9")

Council Tax Band

C