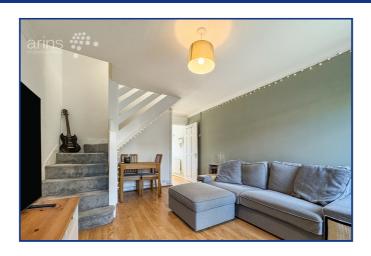


3 Maiden Lane Centre Berkshire Reading RG6 3HD Tel: 0118 926 8260 www.arins.co.uk

















29 Notton Way, Lower Earley, Reading, Berkshire. RG6 4AJ.

£265,000 Freehold

Located in a sought-after area, this charming one-bedroom end-terrace home is a Bovis 'Sherbourne'—in our opinion, the best one-bedroom design in the area—making it an ideal opportunity for first-time buyers or investors. Conveniently positioned within walking distance of the Asda Complex, Loddon Valley Leisure Centre, local library, and doctors' surgery, it also offers excellent transport links to Reading and Wokingham town centres, the A329M, M4, and A33 to Basingstoke—perfect for commuters. The accommodation includes a welcoming entrance hall, a beautifully refitted kitchen, living room, and a spacious conservatory—ideal for dining, relaxing, or creating a work-from-home space. Upstairs, the property features a generously sized double bedroom and a large bathroom. Outside, you'll find a larger-than-average rear garden, compared to similar houses, with convenient side access. As an end-terrace, the home also benefits from parking directly next to the property, along with a second allocated space nearby. Further benefits include gas central heating and UPVC double glazing. EPC TBC.

- · Bovis 'Sherbourne' design
- Ideal for first-time buyers or investors
- End-terrace position with extra privacy and space
- Generous conservatory
- · Refitted kitchen
- Spacious double bedroom and large bathroom
- Good sized rear garden with side access
- Two parking spaces one directly next to the property
- Excellent transport links to Reading, Wokingham, M4, A329M & A33
- Walking distance to Asda complex
- · Gas central heating & UPVC double glazing



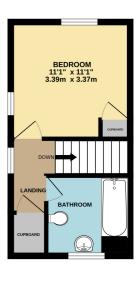
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CONSERVATORY
12'5" x 9'8"
3.78m x 2.95m

LIVING ROOM
14'3" x 10'11"
4.34m x 3.34m



Whilst every afterupt has been made to ensure the accuracy of the floorpian contained here, measu of doors, withdown, sromes and any other items are approximate and no responsibility is taken for ar omission or mis-statement. This plan is for illustrative purposes only and should be used as such prospective purchaser. The services, systems and appliances shown have not been tested and no g as to their operability or efficiency can be given. Made with Meorepic 402025

Property Description

Ground Floor

Hallway

Kitchen

2.37m x 2.19m (7' 9" x 7' 2")

Living Room

4.34m x 3.34m (14' 3" x 10' 11")

Conservatory

3.78m x 2.95m (12' 5" x 9' 8")

First Floor

Landing

Bedroom One

3.39m x 3.37m (11' 1" x 11' 1")

Bathroom

Outside

Front Garden

Rear Garden

Council Tax Band

В

NOTTON WAY LOWER EA