

99 Fleetham Gardens, Lower Earley, Reading,
Berkshire. RG6 4BZ.



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£210,000 Freehold

Situated in a desirable position overlooking a green, this well-presented one-bedroom 'upside down' starter home offers a fantastic opportunity for first-time buyers or investors. The property benefits from convenient access to the Asda shopping complex and junctions 10 & 11 of the M4 motorway, making it ideal for commuters. Local amenities are within easy reach, including Maiden Lane Centre, which features a pub, restaurants, a Sainsbury's Local, and other conveniences. Regular bus routes to the town centre are also just a short walk away. The ground floor comprises an entrance hall, a double bedroom with a fitted wardrobe, and a bathroom. Upstairs, the open-plan living room and kitchen provide a bright and airy space for relaxing and entertaining. Additional benefits include double glazing and gas radiator central heating. Externally, the property offers ample off-road residents' parking and a garage in a nearby block. EPC tbc.

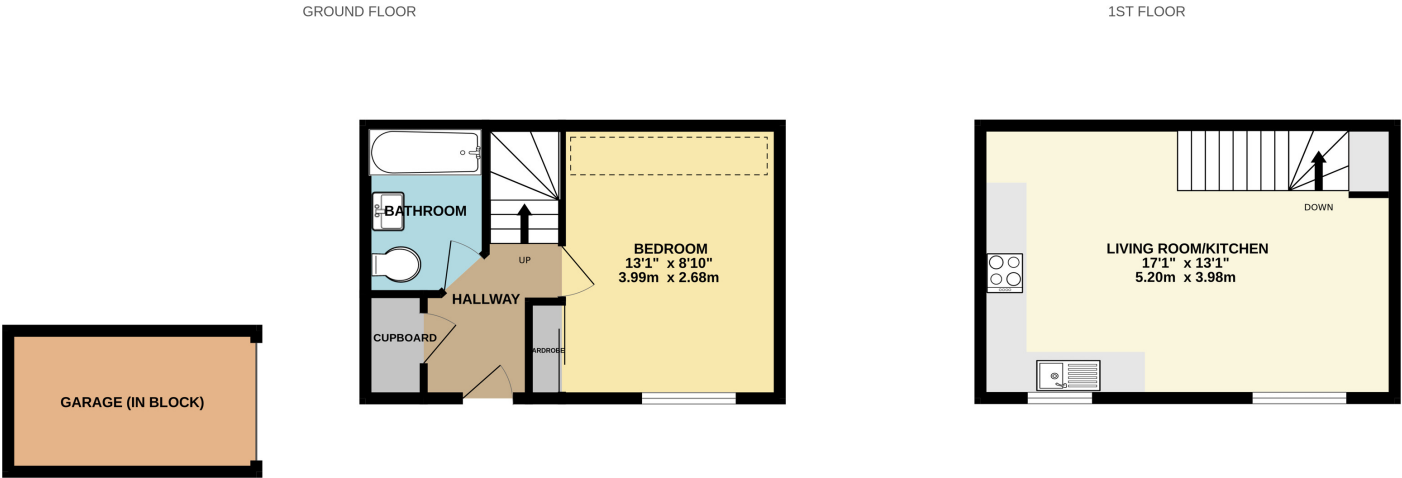
- Overlooking a green
- Ideal for first-time buyers or investors
- 'Upside down' starter home
- Double bedroom with storage
- Open-plan living/kitchen on the first floor
- Gas central heating & double glazing
- Residents' parking & garage in a nearby block
- Convenient access to Asda complex & M4 (Junctions 10 & 11)
- Walking distance to Maiden Lane Centre, pub, restaurants & Sainsbury's Local

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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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

Entrance Hall

Bedroom

3.99m x 2.68m (13' 1" x 8' 10")

Bathroom

First Floor

Living Room/Kitchen

5.20m x 3.98m (17' 1" x 13' 1")

Outside

Residents Parking

Garage In Block

Fleetham Gardens Residence Charge

The maintenance of the communal grounds, are covered by an annual charge of approximately £130 every six months, payable to the Fleetham Gardens Residents Association.

Council Tax Band

B

