

**4 Southwold Close, Lower Earley, Reading,
Berkshire. RG6 3UB.**



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Reading RG6 3HD
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£370,000 Freehold

Arins Property Services are pleased to offer for sale this spacious three bedroom end of terrace house situated in a quiet cul de sac in Lower Earley which is a suburb to the south east of Reading in central Berkshire. The accommodation comprises hall, lounge, kitchen/diner, three good size bedrooms and a family bathroom. Outside is a small front garden with driveway parking, garage and gated side access to rear garden with lawn and patio area. The location is fabulous as it offers easy access to all local amenities such as the District centre which benefits from a large ASDA superstore, Boots, M&S food hall, Iceland and a number of fast food outlets. A Sainsbury local in the maiden place shopping centre is within walking distance. The Loddon Valley Leisure Centre which offers a 25 meter swimming pool is only a short drive away. For buyers with children Hawkedon and Loddon primary schools are within walking distance. There are a number of secondary schools to choose from which are within cycling distance. For the commuter the A329 is within a short drive and both Earley and Winnersh Triangle railway stations nearby offer connections to London Waterloo and Reading. Also a local bus service to Reading which takes just thirty minutes is within walking distance. Please note that this property is in need of modernisation and refurbishment . EPC to follow.

- End of terrace
- Three good size bedrooms
- Gas central heating
- Quiet cul de sac location
- Good size private rear garden
- Driveway parking and garage
- Close to all amenities
- Near to all local amenities
- Vacant possession and no onward chain
- Two primary schools within walking distance

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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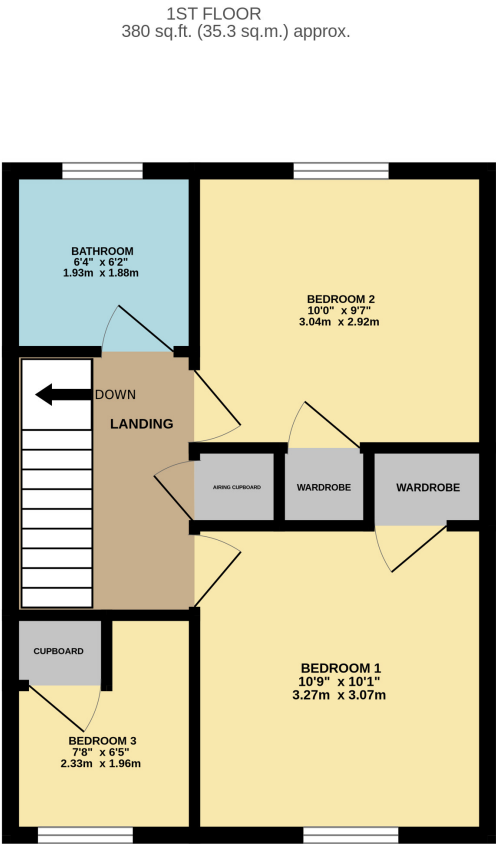
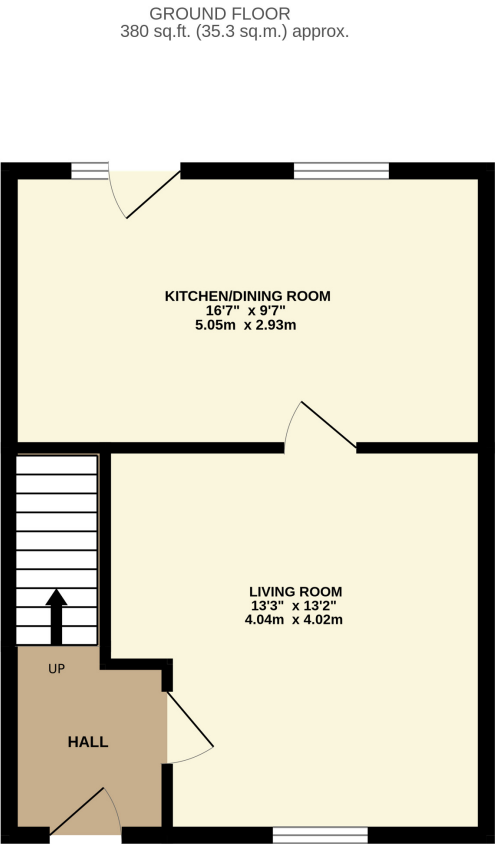


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 760 sq.ft. (70.6 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.
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Property Description

GROUND FLOOR

Hall

Lounge

4.02m x 4.04m (13' 2" x 13' 3")

Kitchen/diner

5.05m x 2.93m (16' 7" x 9' 7")

FIRST FLOOR

Landing

Bedroom one

3.07m x 3.27m (10' 1" x 10' 9")

Bedroom two

3.04m x 2.92m (10' 0" x 9' 7")

Bedroom three

2.33m x 1.96m (7' 8" x 6' 5")

Bathroom

1.88m x 1.93m (6' 2" x 6' 4")

Council Tax Band

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