

Fleetham Gardens, Lower Earley, Reading,
Berkshire. RG6 4HL.



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Berkshire. RG6 4HL.**

£440,000 Freehold

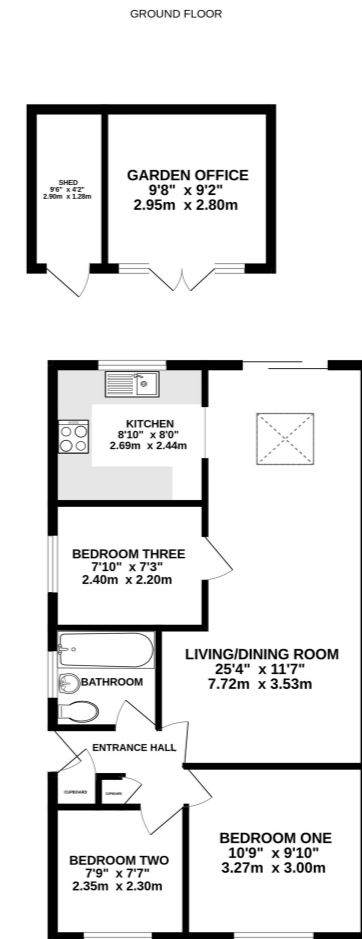
Offered to the market with NO ONWARD CHAIN complications, is this extremely well presented, refurbished and extended end of terraced, three bedroom bungalow with an outbuilding offering an office space and separate shed. Located at the end of a popular cul-de-sac in Lower Earley, within easy reach of well regarded schools and local amenities. The Asda Complex, Earley train station, and local bus routes into the town centre are also nearby as is the M4 & A329M. Accommodation comprises of an entrance porch, generous living/dining room with atrium roof light, refitted kitchen with appliances, modern bathroom, one double bedroom and a further two bedrooms. The exterior of the property includes a low maintenance private rear garden with a newly built outbuilding, plus side access and two allocated parking spaces to the front. The property further benefits from double glazed windows and gas central heating. EPC RATING: C

- NO ONWARD CHAIN
- Three Bedroom Bungalow
- Generous Lounge / Diner
- Refitted Kitchen with Appliances
- Additional New Outbuilding and Low Maintenance Rear Garden with Side Access
- Two Allocated Parking Spaces
- UPVC Double Glazing & Gas Central Heating
- Extremely Well Presented
- Modern Bathroom
- New Boiler 2021

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



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

Living/Dining Room

7.72m x 3.53m (25' 4" x 11' 7")

Kitchen

2.69m x 2.44m (8' 10" x 8' 0")

Bathroom

Bedroom One

3.27m x 3.00m (10' 9" x 9' 10")

Bedroom Two

2.35m x 2.30m (7' 9" x 7' 7")

Bedroom Three

2.40m x 2.20m (7' 10" x 7' 3")

OUTSIDE REAR

Garden Office

2.95m x 2.80m (9' 8" x 9' 2")

Shed

2.90m x 1.28m (9' 6" x 4' 2")

Rear Garden with Side Access

OUTSIDE FRONT

Two Allocated Parking Spaces

Council Tax Band

D

