

23 The Delph, Lower Earley, Reading, Berkshire.  
RG6 3AN.



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Berkshire  
Reading RG6 3HD  
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£350,000 Freehold

**\*\*NO ONWARD CHAIN COMPLICATIONS\*\*** Positioned in a cul-de-sac, this well-presented two-bedroom terraced home is ideal for first-time buyers or investors. The ground floor offers an entrance porch, a welcoming living room, and a modern kitchen/dining room opening into the rear garden. Upstairs, there is a spacious master bedroom with fitted wardrobes, a second bedroom, and a family bathroom. Additional benefits include gas central heating, UPVC double glazing, and a well-maintained, good sized rear garden with access to the garage, which features an electric door. The property provides excellent access to the A329 and M4 motorway and is within walking distance of Hawkedon Primary School, Maiden Erlegh Secondary School, Maiden Lane Centre shops, a children's play park, and a regular bus route to Reading town centre.

- NO ONWARD CHAIN
- Positioned in a quiet cul-de-sac, ideal for first-time buyers or investors
- Modern kitchen/dining area
- Two well-proportioned bedrooms, master with fitted wardrobes
- Well-maintained, private rear garden with access to the garage
- Garage includes electric door
- Excellent transport links with easy access to A329 and M4

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

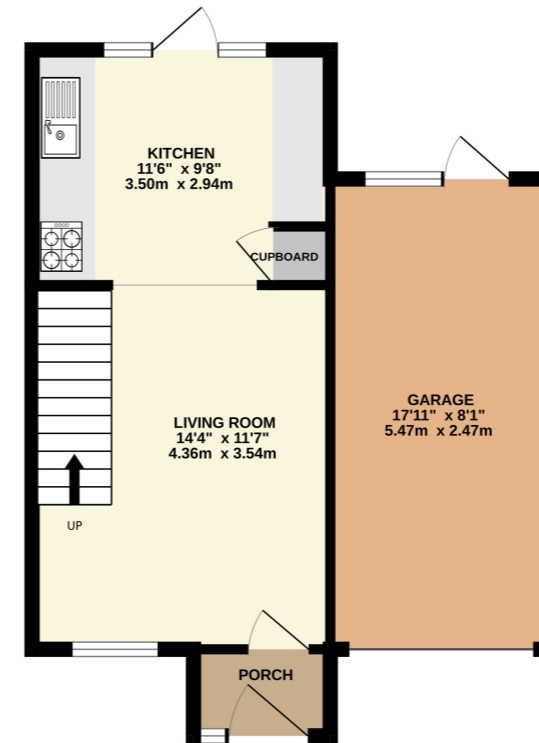
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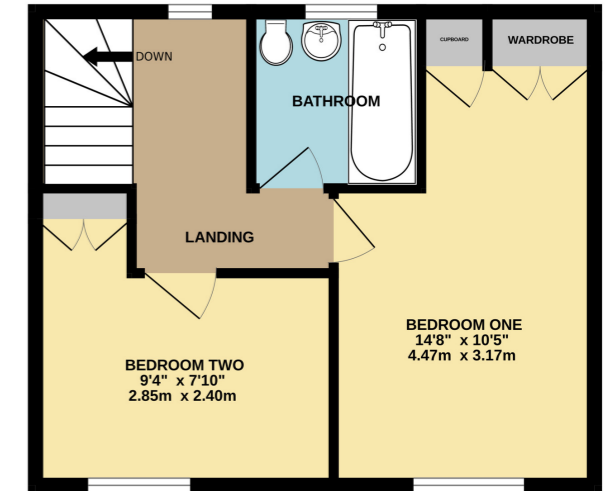
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GROUND FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



TOTAL FLOOR AREA : 835 sq.ft. (77.5 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

#### Porch

#### Living Room

4.36m x 3.54m (14' 4" x 11' 7")

#### Kitchen/Dining Room

4.36m x 3.54m (14' 4" x 11' 7")

### First Floor

#### Landing

#### Bedroom One

4.47m x 3.17m (14' 8" x 10' 5")

#### Bedroom Two

2.85m x 2.40m (9' 4" x 7' 10")

#### Bathroom

#### Outside

#### Front Garden

#### Rear Garden

#### Garage

#### Council Tax Band

C