

2 Sharpthorpe Close, Lower Earley, Reading,
Berkshire. RG6 4DB.



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£210,000 Leasehold

Offered to the market with no onward chain, this lovely ground floor maisonette enjoys a quiet yet highly convenient location, close to a range of local amenities. An ideal opportunity for both first-time buyers and investors, the property is situated within easy reach of ASDA Lower Earley, Loddon Valley Leisure Centre, excellent bus routes, and falls within sought-after secondary school catchments. It also benefits from superb transport links with easy access to the A329, M4 motorway and regular services into the town centre. The well-presented accommodation includes a spacious living/dining room with a half-height wall divider opening into a modern kitchen, an inner hallway with three large storage cupboards, a generous double bedroom, and a well-fitted three-piece bathroom suite with tiled walls. Further features include new carpets, UPVC double glazing, a new gas-fired combi boiler, and a Positive Input Ventilation System. Externally, the maisonette boasts a larger-than-average private rear garden — offering excellent privacy with established trees and hedging, two garden sheds, and useful pedestrian side access. To the front, there is a driveway providing off-road parking for up to three vehicles. Lease remaining: 146 years. Ground rent: £100 per year.

- NO ONWARD CHAIN
- Quiet, convenient location near ASDA & Leisure Centre
- Spacious living/dining room with modern kitchen
- Large double bedroom & modern bathroom
- New gas-fired combi boiler
- Positive Input Ventilation System
- New carpets throughout
- Three large internal storage cupboards
- Larger-than-average private garden with side access & sheds
- Driveway parking for up to three vehicles

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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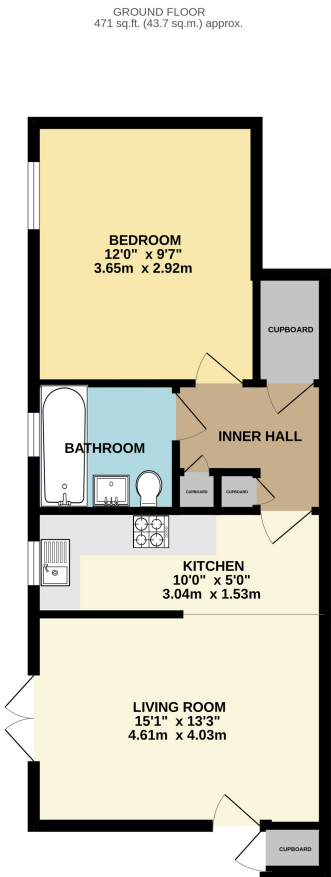


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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SHARPTHORPE CLOSE
TOTAL FLOOR AREA : 471 sq.ft. (43.7 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

Living/Dining Room

4.61m x 4.03m (15' 1" x 13' 3")

Kitchen

3.04m x 1.53m (10' 0" x 5' 0")

Inner Hall

Bedroom

3.63m x 3.04m (11' 11" x 10' 0")

Bathroom

Outside

Large Rear Garden

Leasehold Information

Lease remaining: 146 years. Ground rent: £100 per year. TBC via solicitors.

Council Tax Band

B

