

99 Chilcombe Way, Lower Earley, Reading,
Berkshire. RG6 3DB.



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Berkshire
Reading RG6 3HD
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£340,000 Freehold

**** NO ONWARD CHAIN COMPLICATIONS **** Situated in a pleasant position overlooking a green, this well presented two-bedroom mid-terraced home offers an ideal purchase for first time buyers or investors. Boasting easy access to the A329 and the M4 motorway, as well as close proximity to local schools and Maiden Lane Centre shopping precinct within walking distance. The well-presented interior features two bedrooms, a family bathroom, a cozy living room, and a separate modern kitchen. Additional benefits include a garage in a nearby block, allocated parking, gas central radiator heating, and double glazing. Outside to the rear, there is a private enclosed pleasant rear garden with a rear gate.

- NO ONWARD CHAIN
- Two bedrooms
- Overlooking a green
- Modern kitchen & bathroom
- Enclosed rear garden
- Garage in nearby block
- Allocated parking
- Gas central heating & double glazing
- Walking distance to local shops and amenities
- Presented well throughout

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.

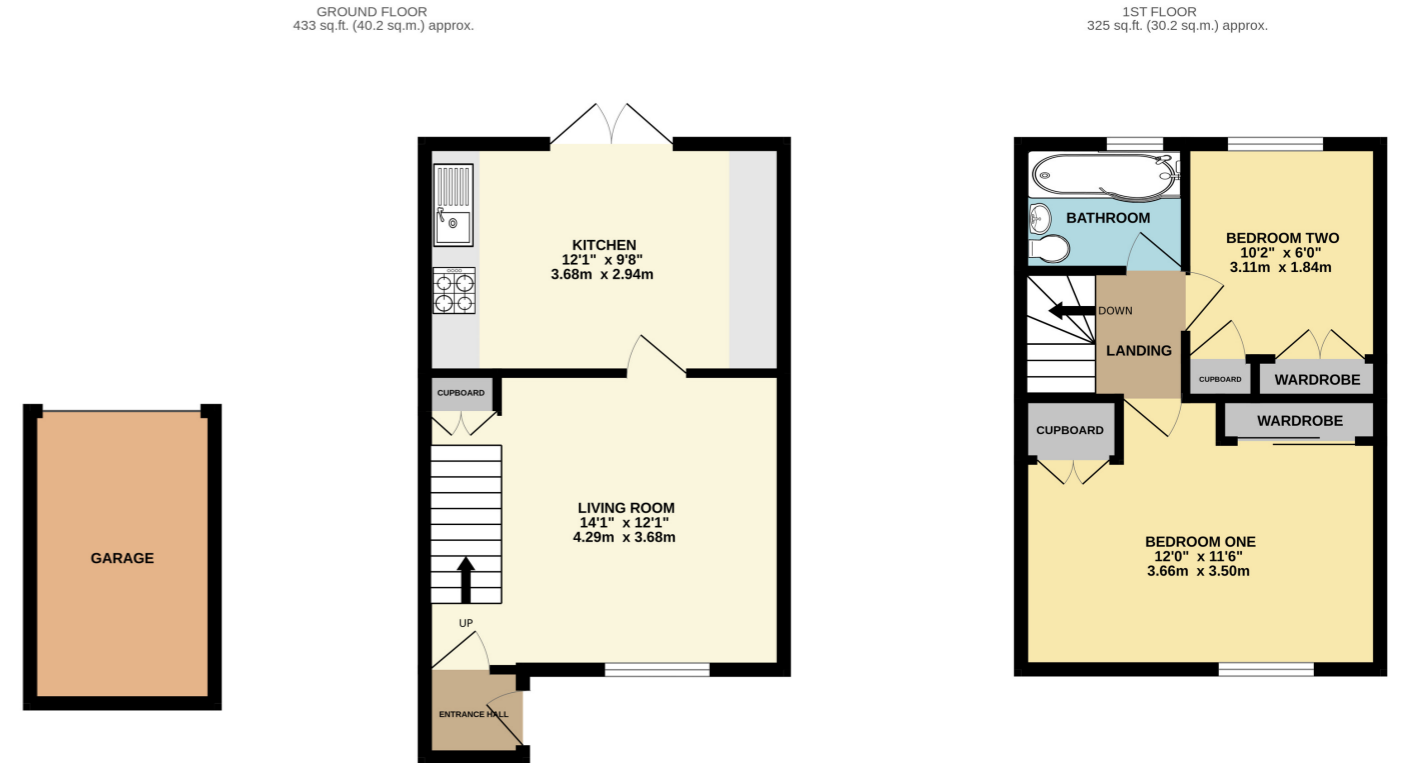


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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TOTAL FLOOR AREA : 758 sq.ft. (70.4 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**
- Entrance Hall**
- Living Room**
- Kitchen**
4.68m x 2.94m (15' 4" x 9' 8")
- First Floor**
- Landing**
- Bedroom One**
3.66m x 3.50m (12' 0" x 11' 6")
- Bedroom Two**
3.11m x 1.84m (10' 2" x 6' 0")

- Bathroom**
- Outside**
- Front Garden**
- Rear Garden**
- Garage In A Block**
- Allocated Parking**
- Council Tax Band**
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