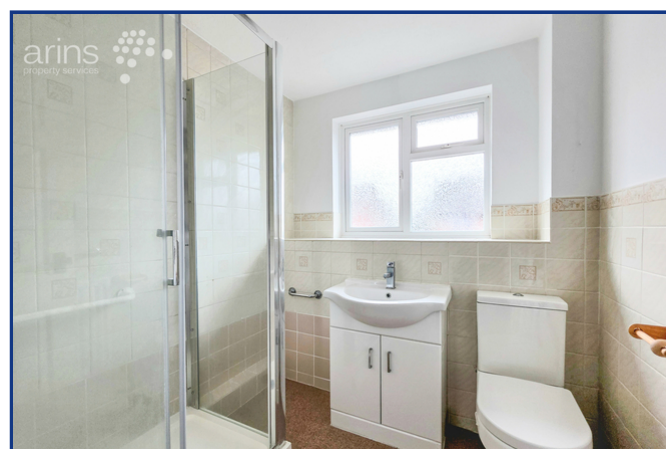
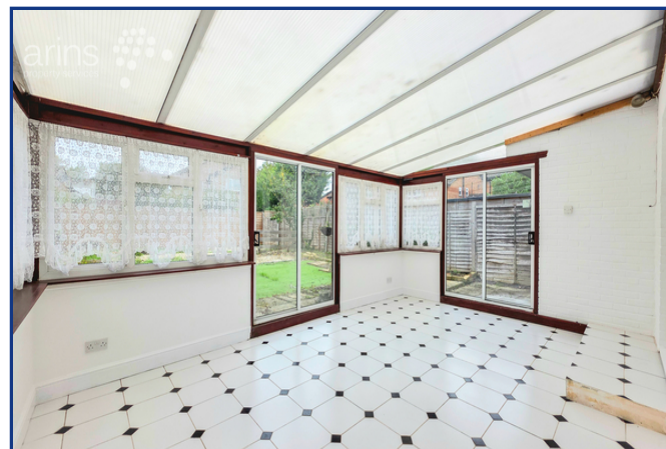


27 Ilfracombe Way, Lower Earley, Reading,
Berkshire. RG6 3AQ.



3 Maiden Lane Centre
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27 Ilfracombe Way, Lower Earley, Reading,
Berkshire. RG6 3AQ.

£485,000 Freehold

Arins Property Services are pleased to offer for sale this well maintained three bedroom linked detached home which is situated in a prime sought after location in Lower Earley which is a suburb to the south east of Reading in central Berkshire. The accommodation comprises hall, cloakroom, kitchen, lounge /dining room, conservatory, three bedrooms and family bathroom. To the outside is a small front garden, rear garden, driveway parking and garage. The location is fabulous as it offers access to all local amenities including including the district centre which benefits from a large ASDA superstore , Boots the chemist, M&S food hall, Iceland, many fast food outlets and a 24hr garage. For those looking to keep fit the Loddon Valley Leisure centre is close by offering a suburb 25 meter swimming pool. For buyers with children Hawkedon and Loddon primary schools are within walking distance and there is a selection of secondary schools a short cycle distance away. For the commuter the A329M is a short drive away giving access to the M4 motorway. The property has recently been re decorated and is offered for sale with no onward chain and vacant possession. EPC to follow

- Three good size bedrooms
- No onward chain
- Vacant possession
- Re decorated to a high standard
- Garage and driveway parking
- Gas central heating
- Double glazing
- Close to primary schools, local amenities, and transport links
- Bus route to Reading within walking distance
- Close to all amenities, children's playground and Loddon riverside walk

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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TOTAL FLOOR AREA : 1311 sq.ft. (121.8 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

1.77m x 4.60m (5' 10" x 15' 1")

Cloakroom

Kitchen

2.82m x 3.16m (9' 3" x 10' 4")

Lounge/diner

5.29m x 4.35m (17' 4" x 14' 3")

Conservatory

5.19m x 3.67m (17' 0" x 12' 0")

FIRST FLOOR

Landing

Bedroom one

3.49m x 4.45m (11' 5" x 14' 7")

Bedroom two

2.59m x 2.37m (8' 6" x 7' 9")

Bedroom three

2.67m x 3.14m (8' 9" x 10' 4")

Bathroom

OUTSIDE

Front garden

Rear garden

Driveway and garage

Council Tax Band

D