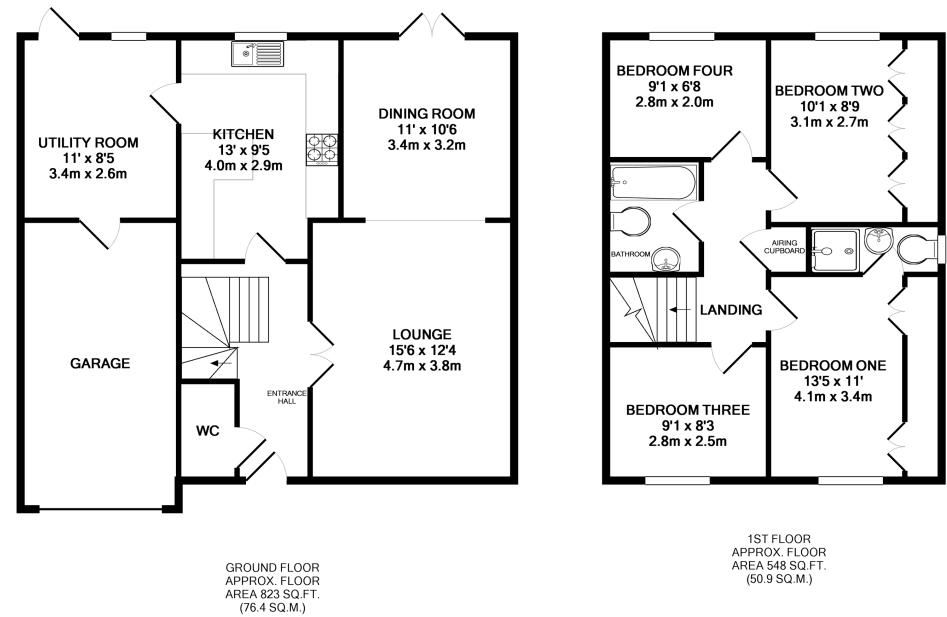


9 Melksham Close Lower Earley, READING, RG6 4AU



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9 Melksham Close Lower Earley, READING, RG6 4AU

£489,950 Freehold

Situated in a sought after area of Lower Earley within walking distance to Crossfields School and within convenient access of local shops and amenities, is this very well presented Mock Tudor four bedroom detached family home. Further accommodation comprises an ensuite shower room to the master bedroom, a family bathroom, cloakroom, lounge, dining room, kitchen and a utility room. The property also benefits from a garage, block-paved driveway parking, and an private enclosed rear garden. There is also no onward chain complications.

- Four Bedrooms
- Detached
- Two Reception Rooms
- Utility Room
- Ensuite To Master
- Cloakroom
- Garage & Driveway Parking
- Secluded Rear Garden

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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Property Description

Ground Floor

Entrance Hall
Laminate flooring, under stairs cupboard.

Cloakroom
Low level WC, wash hand basin, radiator, front aspect double glazed window.

Lounge
15' 6" x 12' 4" (4.72m x 3.76m) Laminate flooring, radiator, archway into dining room, front aspect double glazed window.

Dining Room
11' x 10' 5" (3.35m x 3.18m) Laminate flooring, radiator, double glazed French doors into garden.

Kitchen
13' x 9' 5" (3.96m x 2.87m) Laminate flooring, a range of eye and base level units, fitted gas hob with overhead extractor fan, fitted double oven, sink unit, plumbing for washing machine, breakfast bar, rear aspect double glazed window.

Utility Room
11' x 8' 5" (3.35m x 2.57m) Wall mounted boiler, appliance space, door into garage, rear aspect double glazed window and door into garden.

First Floor

Landing
Airing cupboard, loft access.

Bedroom One
13' 5" x 11' (4.09m x 3.35m) Range of fitted wardrobes, radiator, front aspect double glazed window.

Ensuite
Shower cubicle, low level WC, wash hand basin, heated towel rail, side aspect double glazed window.

Bedroom Two
10' 1" x 8' 9" (3.07m x 2.67m) Range of fitted wardrobes,



radiator, rear aspect double glazed window.

Bedroom Three
9' 1" x 8' 3" (2.77m x 2.51m) Radiator, front aspect double glazed window.

Bedroom Four
9' 1" x 6' 8" (2.77m x 2.03m) Radiator, front aspect double glazed window.

Bathroom
Panel enclosed bath with shower, low level WC, wash hand basin, heated towel rail, side aspect double glazed window.

Outside

Front
Block paved driveway providing parking for several vehicles leading to garage.

Rear Garden
Good sized plot with large patio area, lawned area, various flowers and shrubs, wooden gazebo, ornamental pond, side gate to front of property.

Garage
Up and over door, lighting and power.

Council Tax Band
E

Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 to 100) A	
(81 to 91) B	
(69 to 80) C	
(55 to 68) D	
(40 to 54) E	
(21 to 39) F	
(1 to 20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	84
England, Wales & N.Ireland	69

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Current Potential
(82 to 100) A	
(61 to 81) B	
(40 to 60) C	
(20 to 40) D	
(1 to 20) E	
(1 to 20) F	
(1 to 20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	81
England, Wales & N.Ireland	66