

**74 Paddick Drive, Lower Earley, Reading, Berkshire.
RG6 4HH.**



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£395,000

Arins property Services are pleased to offer for sale this well maintained two bedroom mid terrace property situated in a very popular location in Lower Earley, which is a suburb to the south east of Reading in central Berkshire. The accommodation comprises hall, cloakroom, living room, kitchen/dining room, master bedroom with en suite shower room, bedroom two and a family bathroom. To the outside is a small private front garden, allocated parking, rear garden with large patio area and a garage in a block nearby. The location is fabulous as it is situated close to all amenities including the District centre which benefits from a large Asda super store, Boots the chemist, M&S food hall and numerous fast food restaurants. The Loddon valley leisure centre is close by which benefits from a 25 metre pool. For buyers with children, Hawkedon primary school is within walking distance and there is a selection of secondary schools a short cycle away. For the commuter the A329M is a short drive away and both Winners triangle and Earley railway stations are nearby. The property is being sold with no onward chain and vacant possession.

- Two good size double bedrooms
- Gas central heating and double glazed
- Good size private rear garden
- Modern kitchen
- Bathroom and ensuite shower room
- Allocated parking
- No onward chain
- Garage in block close by
- Close to all amenities
- Primary schools within walking distance

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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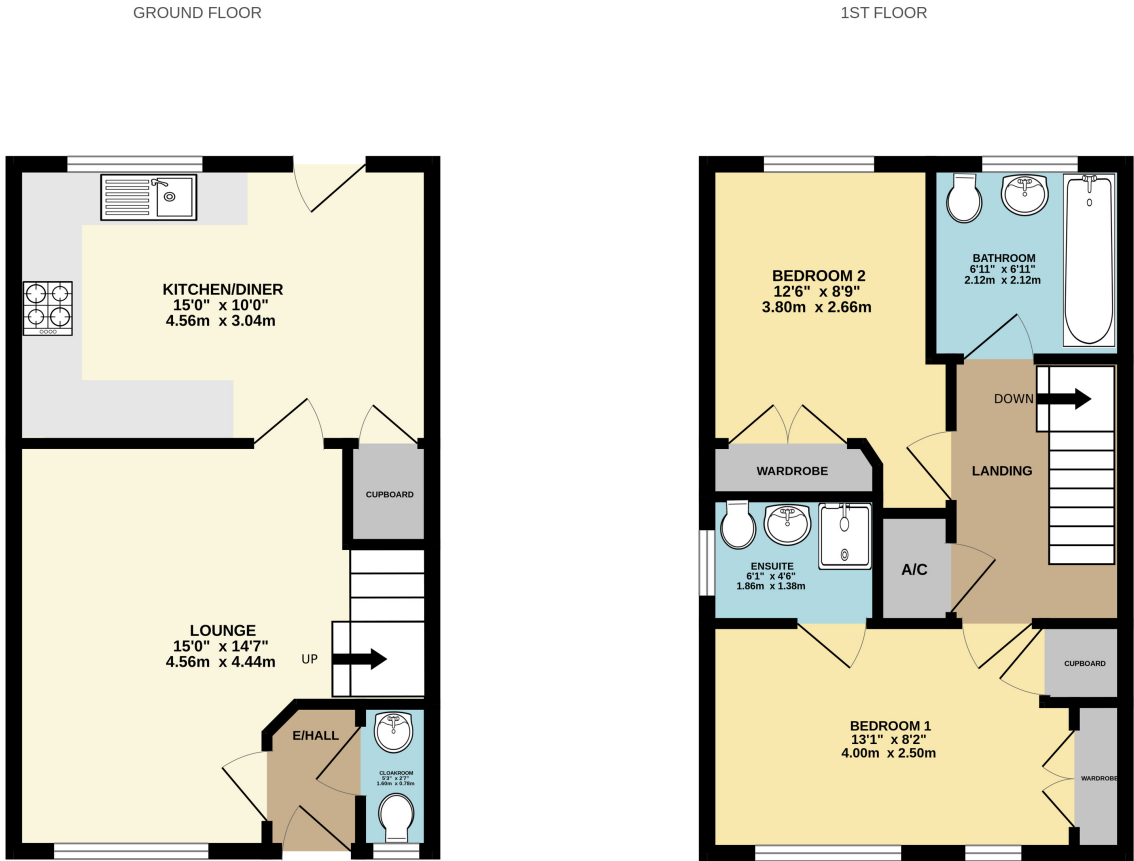


Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas

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Property Description

GROUND FLOOR

Hall

Cloakroom

Living room

4.56m x 4.44m (15' 0" x 14' 7")

Kitchen/dining room

4.56m x 3.04m (15' 0" x 10' 0")

FIRST FLOOR

Landing

Master bedroom

4.00m x 2.50m (13' 1" x 8' 2")

En suite

1.86m x 1.38m (6' 1" x 4' 6")

Bedroom two

3.80m x 2.66m (12' 6" x 8' 9")

Family bathroom

2.12m x 2.12m (6' 11" x 6' 11")

OUTSIDE

Small front garden and allocated parking

Rear garden

Garage in block closeby

Council Tax Band

C