

9 Lichfield Close, Lower Earley, Reading, Berkshire.  
RG6 4EH.



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Berkshire. RG6 4EH.

£365,000 Freehold

Situated in a popular location overlooking a green, as an ideal purchase for first time buyers or downsizers, is this very well presented semi-detached bungalow. The property is situated within walking distance of a Sainsbury's local and other shops and amenities, whilst providing excellent access to the A329 and the M4 motorway and a regular bus route into the town centre. The Asda complex and leisure centre is also nearby. Accommodation includes an entrance porch, living room, modern kitchen, two double bedrooms both with fitted wardrobes, modern shower room and a conservatory. Further benefits include UPVC double glazing, gas central heating, garage & driveway parking and a pleasant rear garden. There is also potential to extend STPP and a closed chain above.

- Two Double Bedrooms
- Conservatory
- Shower Room
- Double Glazed Windows
- Private Rear Garden
- Semi-Detached Bungalow
- Garage & Driveway Parking
- Overlooking A Green
- Well Presented Throughout
- Closed Chain Above

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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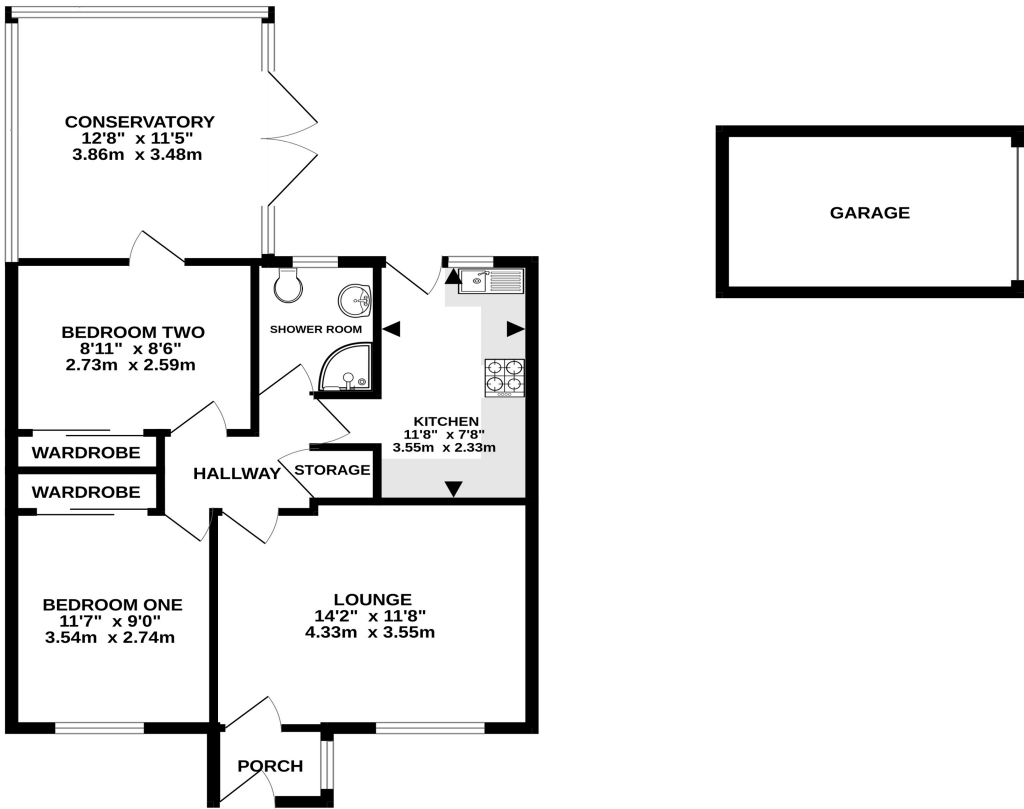
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GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 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.  
Made with Mapbox 6/2024

Property Description

Ground Floor	Conservatory
Porch	3.86m x 3.48m (12' 8" x 11' 5")
Lounge	Shower Room
4.33m x 3.55m (14' 2" x 11' 8")	
Hallway	Outside
Kitchen	Garage & Driveway
3.55m x 2.33m (11' 8" x 7' 8")	Garden
Bedroom One	Council Tax Band
3.54m x 2.74m (11' 7" x 9' 0")	D
Bedroom Two	
2.73m x 2.59m (8' 11" x 8' 6")	