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81 Meadow Road, Earley, Reading, RG6 7EY – Price £450,000

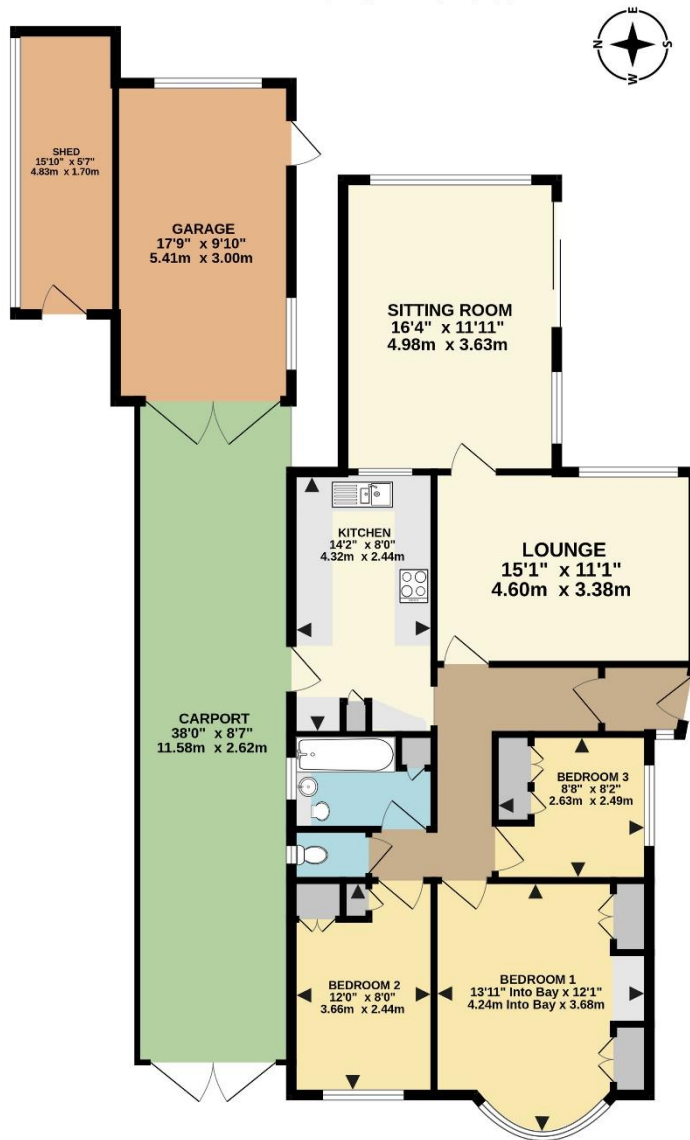
A detached bungalow in the Maiden Erlegh area, being sold for the first time since new, with no onward chain and in need of renovation and modernisation...



3 bedrooms, bathroom, separate WC, 2 reception rooms, kitchen, garage, driveway parking, carport, gardens.



GROUND FLOOR
1203 sq.ft. (111.8 sq.m.) approx.



TOTAL FLOOR AREA: 1203 sq.ft. (111.8 sq.m.) approx.

Every attempt has been made to ensure the accuracy of the plan contained here, however measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. The plan is purely a guide for illustrative purposes only. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Square footage is approximate and relates to all parts of the diagram.
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The property was constructed from new by its owner in the late 1950s. The owner was a carpenter by trade and is said to have worked on the development of all the properties on Meadow Road, acquiring the plot directly off the landowner. It was extended in the 1970s. It may be that there is further potential for enlargement, subject to any necessary consents.

The property is now vacant, being sold with no onward chain, in need of modernisation and renovation.

Meadow Road is an established street in the traditional Maiden Erlegh area and the catchment of Loddon Primary School. There are local amenities close by including shops, dentist surgery and a doctors surgery. There are nearby bus services into the Reading town centre, where there is a wide range of retail and leisure facilities, as well as a mainline railway station with services to Paddington, on the Elizabeth line, and also services to Waterloo which run through the nearby Earley Railway Station.

The M4 motorway can be accessed either at Junction 11, where there is also the A33 south to Basingstoke, as well as Green Park and its new railway station; or at Junction 10 where London then lies approximately 40 miles away and Heathrow Airport approximately 28 miles away.

EER: E54 **Council Tax:** E **Tenure:** Freehold

Broadband Availability (according to Ofcom): Ultrafast

The Ofcom website also provides information about mobile networks.

Services: All mains services are believed to be connected

IMPORTANT NOTICE: We have endeavoured to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed and may change in the future, nor do they guarantee a place in the school. We have not checked whether any extension or alteration to the property complies with planning or building regulations. Distances are 'as the crow flies'. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment. Martin & Pole may, at your request, recommend to you a mortgage advisor or solicitor. The mortgage advisor will pay us a referral fee equivalent to 30% of any fee they earn. We do not receive a referral fee from the solicitor but have traditionally received a gift at Christmas.

For further information or an appointment to view please contact our Earley branch on:

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