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14 Gipsy Lane, Earley, Reading, RG6 7HB – Guide Price £475,000

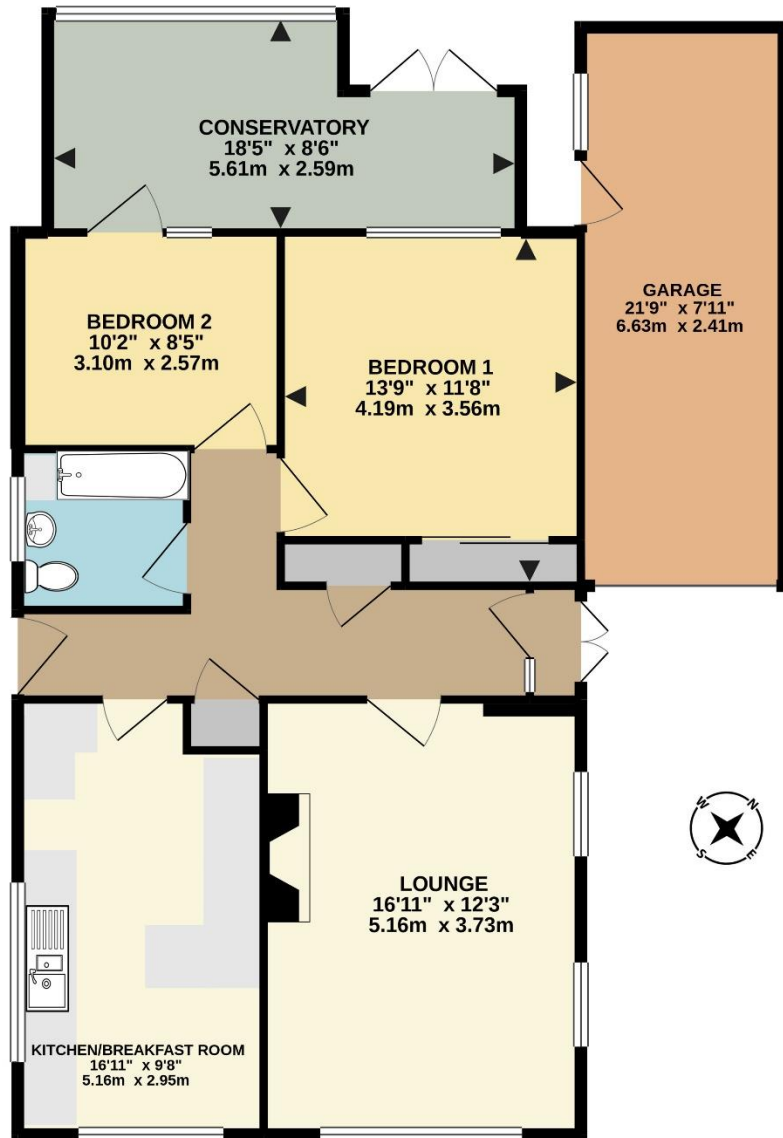
An individual link detached bungalow on a large plot in Maiden Erlegh...



Current accommodation comprises 2 bedrooms, bathroom, lounge, kitchen/ breakfast room, lean-to conservatory, garage, driveway parking for several cars, large gardens extending to approximately 120 ft at the rear.



GROUND FLOOR



This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
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A much loved home for many decades, now being sold with no onward chain. Equally suitable for use with its existing accommodation or with potential for improvement, renovation and enlargement, subject to any necessary consents.

A particular feature of the property are the gardens, which extend to almost one fifth of an acre and include an approximate 70 ft driveway, providing parking for several cars. In total the plot is approximately 227 ft long with an approx. 40 ft frontage, narrowing to approx. 28ft at the rear.

The property is well located, being nearby to doctors and dentist surgeries, as well as local shops on the Wokingham Road, Maiden Lane Centre or The Parade on Silverdale Road. There are more extensive shopping facilities at the Asda and Marks & Spencer complexes in Lower Earley or at Woodley precinct.

The property lies in the ever popular Loddon Primary and traditional Maiden Erlegh school catchments. The property is only just over a mile from Reading University's Earley Gate.

Bus services in the area provide access past Royal Berkshire Hospital into Reading town centre where there is a wide range of leisure and retail facilities, as well main line railway station with fast services to Paddington and services to Waterloo, which run through the nearby Earley Railway Station.

The M4 motorway can be joined either at Junction 11, near Green Park, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow Airport 28 miles away.

EER: E48 Council Tax: D Tenure: Freehold

Floor Area (including garage): Approx. 1240 sq ft (115.2 sq m)

Broadband Availability (according to Ofcom): Ultrafast

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. 9/9/2021 5:36 PM

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

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