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Residential & Commercial Estate Agents
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Chartered Surveyors & Estate Agents



41 Clarendon Road, Reading, RG6 1PB – Price £280,000

A smart, well-presented Victorian terrace house in a popular location...

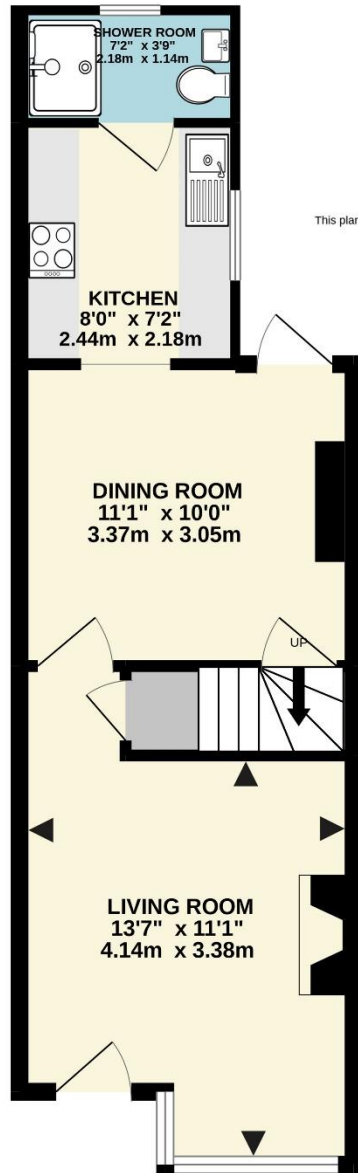


2 double bedrooms, lounge, dining room, kitchen, downstairs shower room, landscaped garden, gas radiator central heating, double glazing

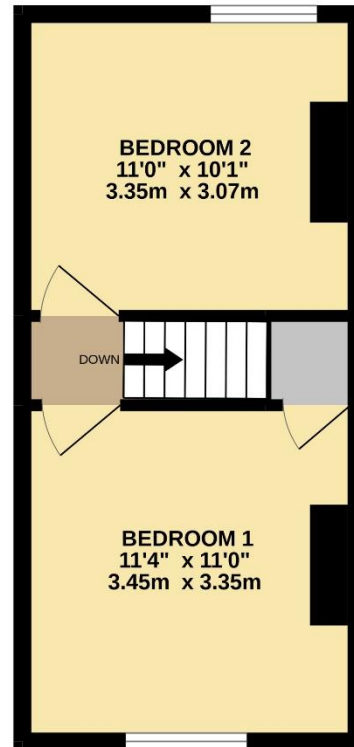


GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

1ST FLOOR
257 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA : 613 sq.ft. (56.9 sq.m.) approx.
This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
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A great example of a Victorian terrace house in the Earley Rise area of Reading. This has always been a well-regarded area, being close to local shops and the No.17 bus service which provides access into Reading town centre, where there is a wide range of leisure and retail facilities, as well as a main line railway station.

The property lies in the shared Maiden Erlegh Secondary School catchment and is close to the University.

Many of the houses in the area have been extended and some have even had loft conversions so it may be that similar potential exists for this property, subject to any necessary consents.

Initially you are asked to have a virtual viewing. A video tour and a virtual tour is available online, or links can be emailed upon request. If you are then interested, you will be asked to confirm your financial circumstances* and dependence on sale (if any) and then will be invited to a physical viewing.

*The kitchen and shower room extension is single skin construction. This was common with many Victorian terraces but is becoming less common as they are re-extended or modernised. It may affect your ability to obtain a mortgage. Consequently, viewings will be restricted to cash buyers or those who have already checked with their Lender or broker that they will be able to secure a mortgage upon a property which has a single skin extension.

EER: D57 Council Tax: B Tenure: Freehold
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

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