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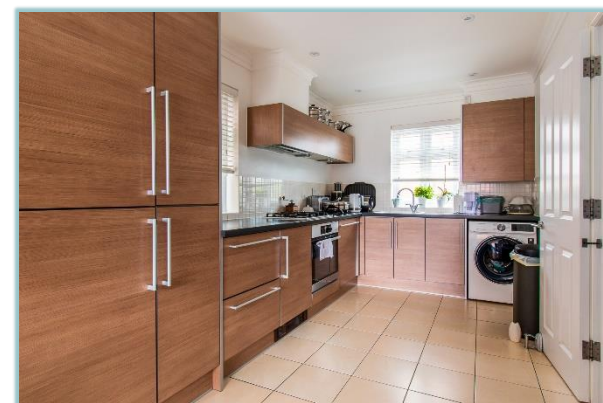
Chartered Surveyors & Estate Agents

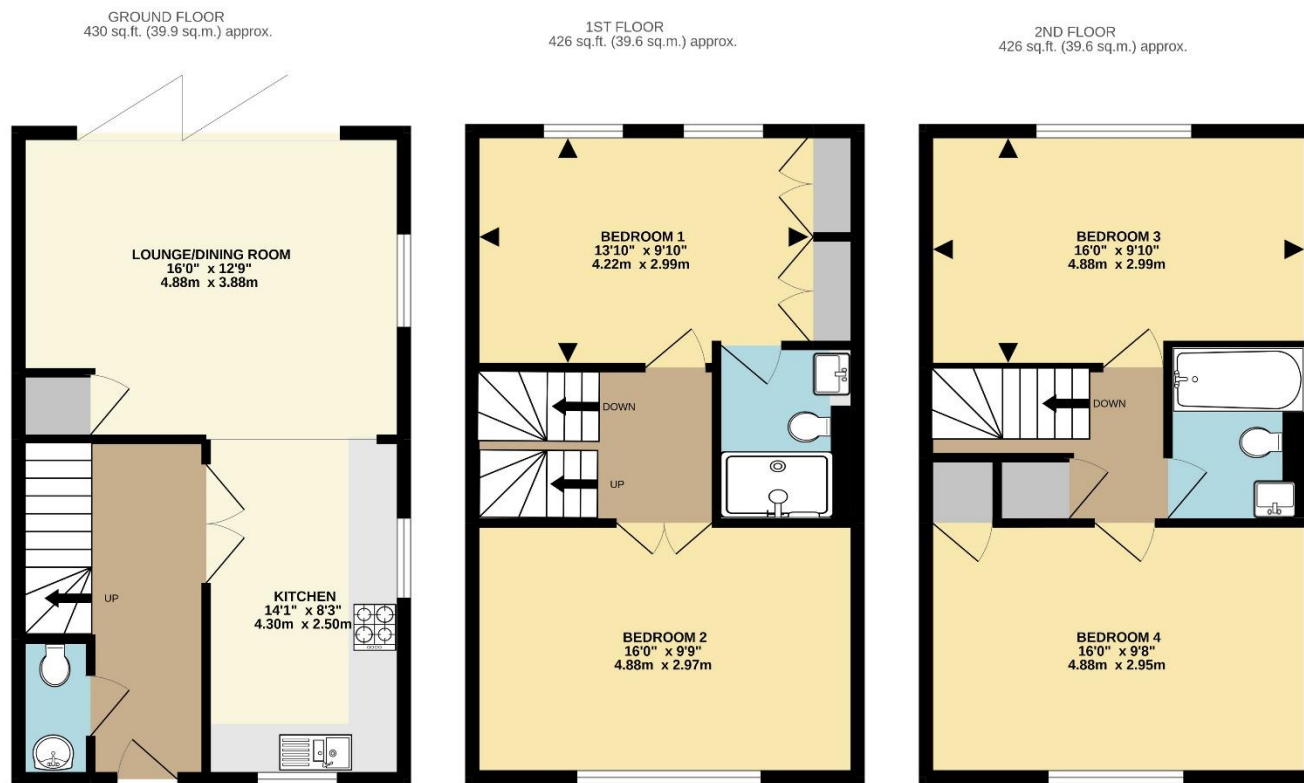
75 Gabriels Square, Lower Earley, Reading, RG6 3WN – Price £550,000

A stylish, contemporary townhouse with versatile family accommodation and garage.



4 double bedrooms, ensuite shower room, family bathroom, open plan lounge/ dining room and kitchen opening onto an outside seating area, cloakroom, garage with direct access from garden.





TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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 modern 3 storey end town house in a popular, convenient location. The layout lends itself to be used a 4 bedroom home or 3 bedrooms with additional first floor reception room. The property is not far from local shops and parks. There are more extensive shopping facilities at the Asda and Marks & Spencer complexes or at Woodley precinct. Bus services in the general area run past the University and Royal Berkshire Hospital into Reading town centre where there is a main line railway station with fast services to Paddington and services to Waterloo, running 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: C77 Council Tax: E Tenure: Freehold Broadband Availability (according to Ofcom): Superfast **Estate Agents Note:** We are advised by the seller that there is a communal estate maintenance charge of £294.17p every 6 months.

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

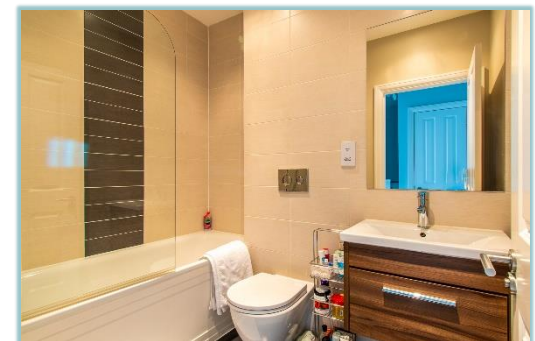
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