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Measham Way, Lower Earley, Reading, RG6 4ES

Offers in excess of £200,000

A popular design of starter home in need of complete refurbishment...



Galleried bedroom, bathroom, open plan lounge, dining area and kitchen, approximate 33 ft enclosed westerly aspect garden, parking space.



A one-bedroom freehold house, constructed by Heron Homes in the 1980s, with no improvements or refurbishment carried out since. The property is therefore in need of renovation, and we are inviting enquiries specifically only from buyers who are looking for this type of project. The condition is reflected in the very attractive price.

Initially you will be asked to have a virtual viewing. If you are then interested, you will be asked to provide financial references and then will be invited to a physical viewing. We then intend on asking for best and final offers on a date to be confirmed. Please contact us for a virtual viewing, ideally by email in the first instance.

This is a superb opportunity for first-time buyers, those downsizing or possibly a small builder looking to sell on. The adjoining property has extended to create a second bedroom so it may be that similar potential exists for this property, subject to planning consent.

The location is convenient, being close to Maiden Lane Shopping Centre, with more extensive facilities at the Asda and Marks & Spencer complexes. Loddon Vale Leisure Centre is also nearby.



There are bus services in the area which provide access past the University into Reading town centre, where there is a wide range of leisure and retail facilities, as well as a main line railway station with fast services to Paddington. There are also services to Waterloo, which run through the nearby Earley and Winnersh Triangle railway stations.

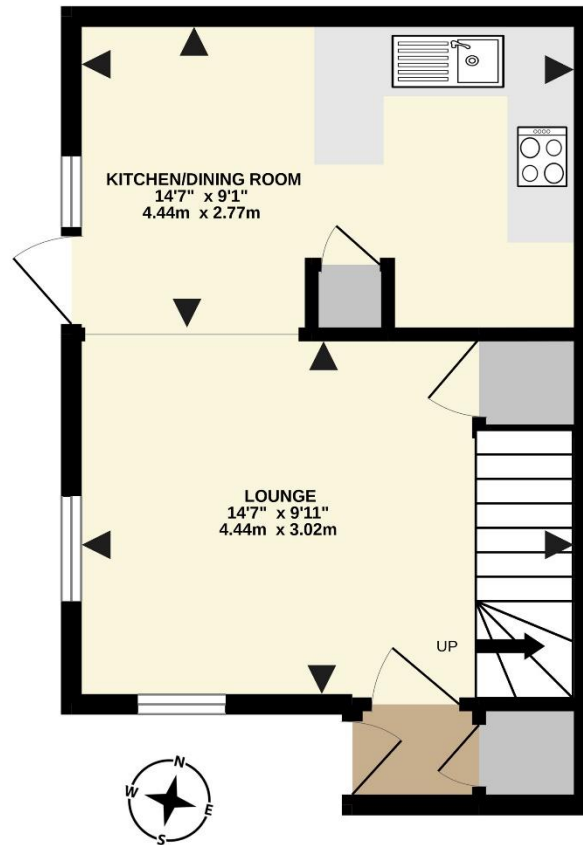
The M4 motorway can be joined either at Junction 11, near Green Park, where there is also the A33 south towards Basingstoke, or at Junction 10 where London then lies about 40 miles away and Heathrow Airport 28 miles away.

EER: E47 Council Tax: C Tenure: Freehold
Broadband Availability (according to Ofcom): Ultrafast

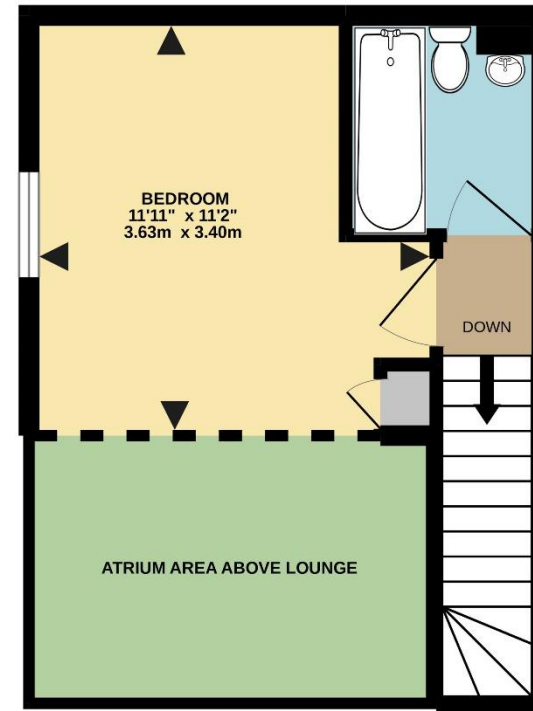
For further information or an appointment to view please contact our Earley branch on:

0118 926 4422 or earley@martinpole.co.uk

GROUND FLOOR



1ST FLOOR



This plan is a guide for illustrative purposes. Measurements of doors, windows, rooms and any other items are approximate.
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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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