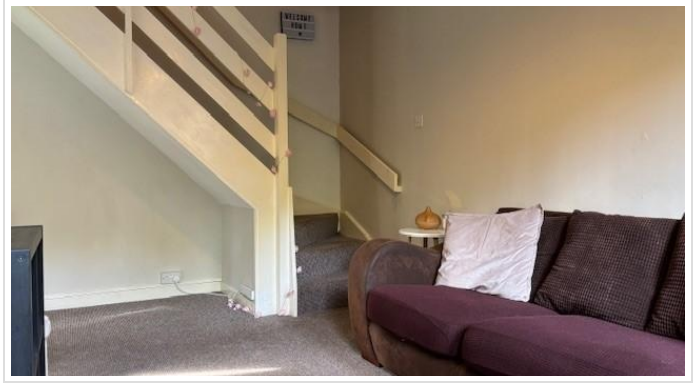


1 Bed Semi-Detached In Larks Meade Earley, Reading, RG6 5TA £224,500





## SHORT DESCRIPTION

Property Ref: 14023 OFFERS OVER £224,500 NO CHAIN - AVAILABLE LATEST END FEB 2025 (Tenant Moving Out) This well-presented property is privately situated at the end of a cul-de-sac, adjacent to green land and outside main lower earley estate. Key Features: - Front paved garden with storage shed - Two allocated parking spaces immediately next to the entrance to the garden - No chain - Current tenant moving out by End of February 2025 --- L-Shaped Lounge/Dining Area: - Lounge: 15'2" x 9'3" - Dining Area: 5'9" x 5'9" - Dual aspect windows, TV/Telephone point, 2 single radiators Kitchen: - Size: 8'9" x 5'6" - Front aspect window - Sink, wall and base units - Includes oven, washing machine, and new fridge/freezer First Floor Landing: - Built-in linen cupboard and shelving - Built-in double wardrobe with shelving Bedroom: - Size: 11'1" x 9'4" - Front aspect window - Built-in wardrobe, radiator, access to loft Bathroom: - Front aspect window - Suite includes bath with mixer tap, electric shower, WC, wash hand basin, and shaver socket --- Outside: - Front of property is a paved garden siding onto open land Additional Information: - Council tax band: B - Installing energy-efficient lightbulbs will guarantee an EPC C rating - Freehold -- --

1

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



GROUND FLOOR



1ST FLOOR

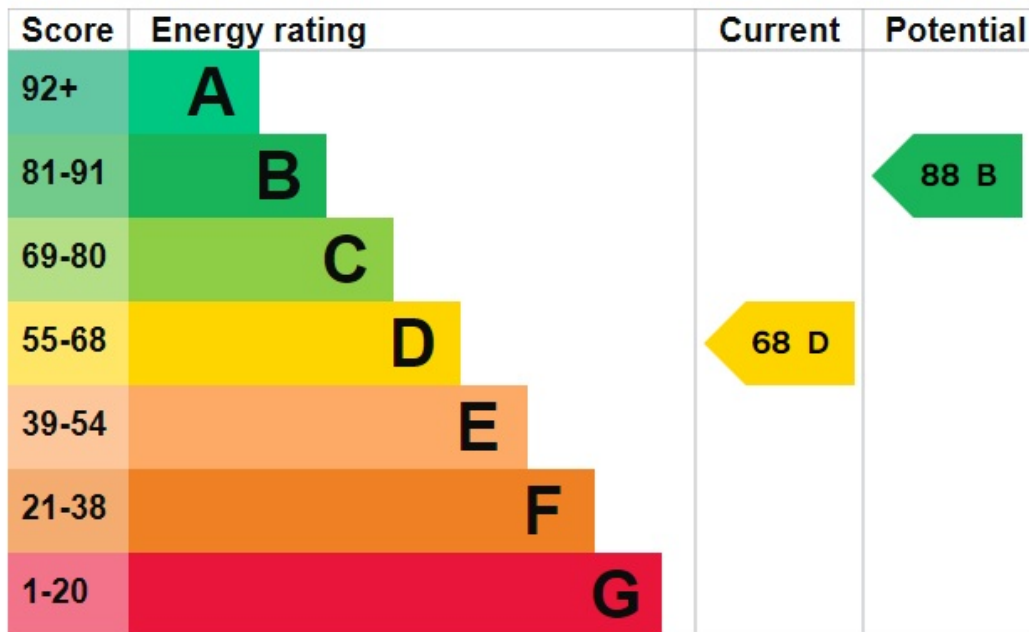
We warrant every effort has been made to ensure the accuracy of the floor plan contained herein. Measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions, or misstatements. This plan is for illustrative purposes only and should not be used as such for any competing purposes. The relevant systems and appliances shown here are for illustrative purposes and no guarantee as to their operability or efficiency is given.  
Made with Mapbox 4/20/18



# EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

[See how to improve this property's energy efficiency.](#)



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