



Set within a desirable development in Earley, this modern townhouse is being sold with no onward chain, making it an ideal opportunity for a smooth and straightforward purchase.

The property offers spacious and versatile accommodation across three floors. On the ground floor, there is an open-plan living area featuring a skylight and direct access to the rear, a well-appointed kitchen, and a convenient cloakroom.

The first floor comprises three well-proportioned bedrooms, served by a stylish Jack and Jill bathroom, while the second floor is dedicated to the master bedroom, complete with a contemporary ensuite shower room.

To the rear, the property benefits from a privately enclosed garden, featuring a patio area that opens onto a lawn.

With its modern layout, desirable location, and no onward chain, this townhouse represents an excellent opportunity for families or professionals seeking a comfortable and low-maintenance home.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- 4 Bedrooms
- Ensuite shower room
- Open plan living area
- No onward chain
- Off road parking
- Cloakroom





Council tax band D

Council- WBC

Additional information:  
Service charge - £216.9 PA

Parking

The property has a driveway with parking for multiple vehicles.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

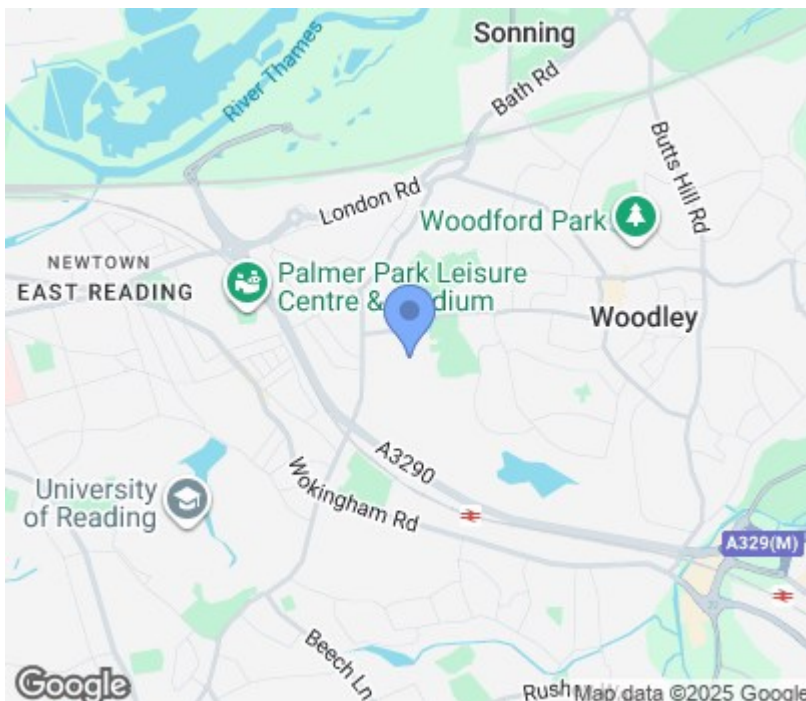
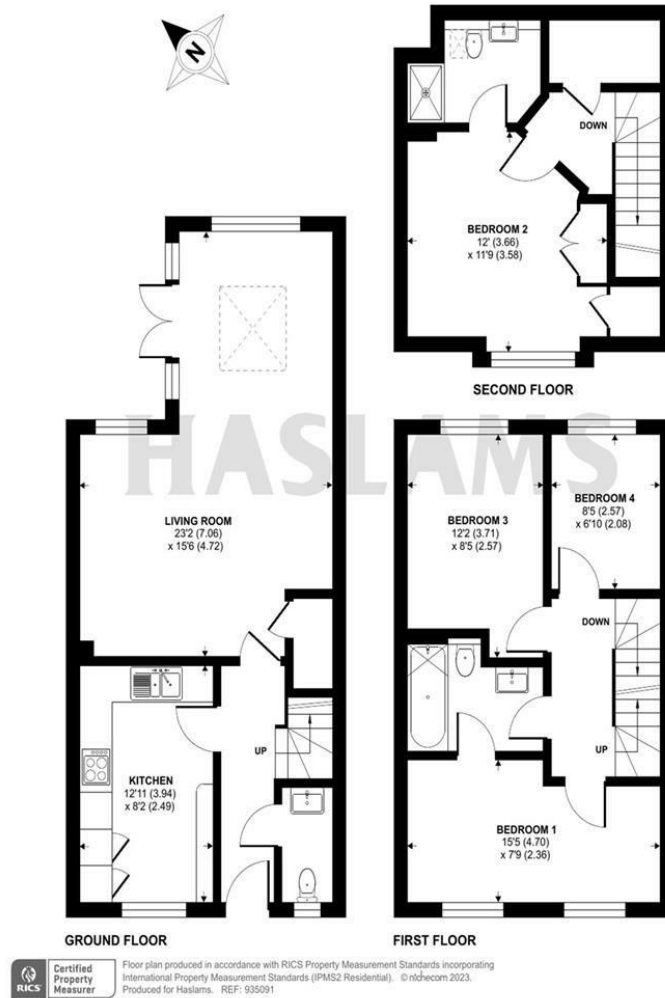
For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site “Broadband and mobile coverage checker”

## Floorplan

**Faringdon Road, Earley, Reading, RG6**

Approximate Area = 1162 sq ft / 108 sq m

For identification only - Not to scale



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| Energy Efficiency Rating                                                                                                                                                                                                                                                                     |  | Current                                                                                                              | Potential |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|----------------------------------------------------------------------------------------------------------------------|-----------|
| <p><i>Very energy efficient - lower running costs</i></p> <p>(12 plus) <b>A</b></p> <p>(11-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p> |  | 86                                                                                                                   | 94        |
| <p><b>England &amp; Wales</b></p>                                                                                                                                                                                                                                                            |  | <p>EU Directive 2002/91/EC</p>  |           |

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