

Measham Way, Lower Earley, Reading, RG6 4ES



**Guide Price £250,000 Freehold**

**Completely Reading.**

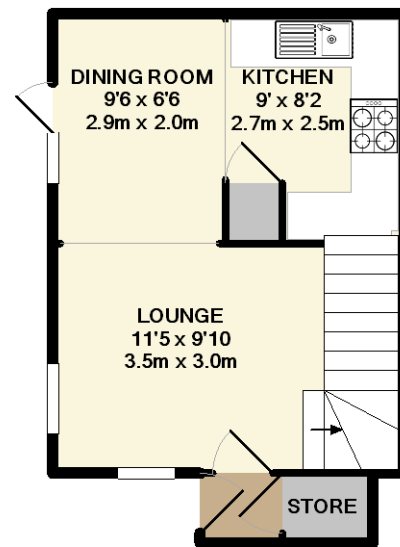


- Heron Built 'Princess' Galleried Starter Home
- Entrance Porchway
- Lounge
- Kitchen/Dining Room
- Bathroom
- Galleried Bedroom
- Double Glazing
- Gas Radiator Central Heating
- Enclosed Rear Garden
- No Onward Chain
- Council Tax Band C

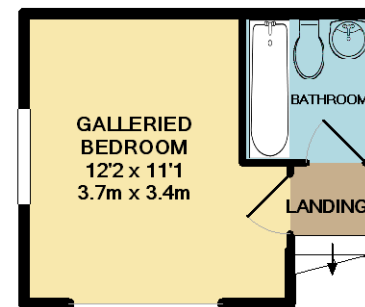


Ideal for first time buyer or investment opportunity this galleried Heron 'Princess' design benefits from gas radiator central heating, double glazing, private garden and has no onward chain.

Accommodation comprises entrance porchway, lounge, kitchen/dining room, bathroom, galleried bedroom, enclosed garden and gas radiator central heating. The property is situated with convenient access to the Asda complex with local shops and amenities and bus services to Reading town centre.



GROUND FLOOR

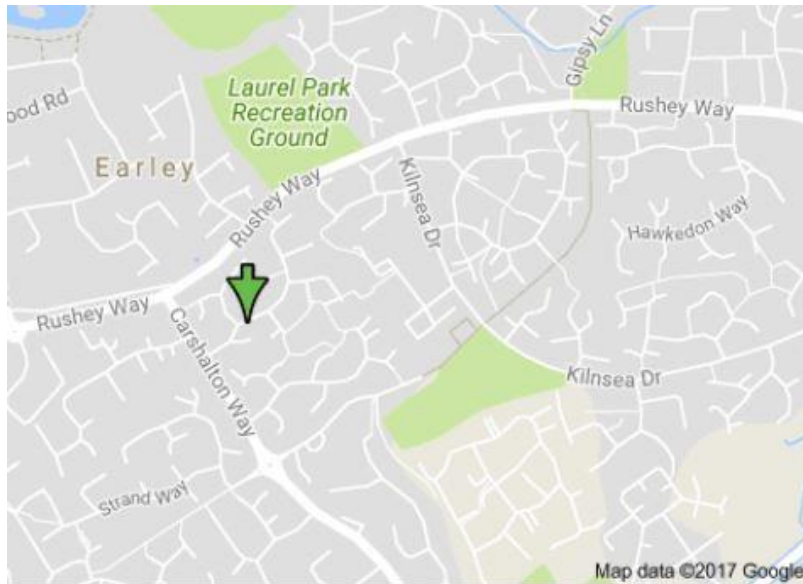


1ST FLOOR

#### MEASHAM WAY LOWER EARLEY

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92-100) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Environmental Impact Rating		
	Current	Potential
Very environmentally friendly – lower CO2 emissions		
(92-100) <b>A</b>		96
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly – higher CO2 emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO2) emissions. The higher the rating the less impact it has on the environment.



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The Agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. In the case of an extension, conversion or double glazing, the Agent has not verified any planning consents, building regulation approval or FENSA certification that may be required. On these matters you are advised to obtain verification from your solicitor or surveyor. Living in a designated school catchment area does not guarantee a school place, we advise consulting the Local Authority and school.



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