

FOR SALE



Pickwell Close, Earley, Reading, RG6 4EX

GUIDE PRICE £190,000

READY TO MOVE IN

Vacant Possession and no chain

Description & Location

Conveniently located for ASDA District Shopping and Leisure Centre, and the M4 junctions 10 and 11 providing easy national Motorway access. Nearest Rail connection Earley Station c. 1.67 miles or Reading Central c.3 miles.

- Great outlook over fields
- private entrance
- Large demised Loft area
- Laminate Flooring
- 999 year Leasehold
- Excellent private free car parking
- New PVC Double Glazing
- well decorated
- no Service Charge
- Large Family bathroom
- New Kitchen
- Low Energy Eco heating



Kitchen



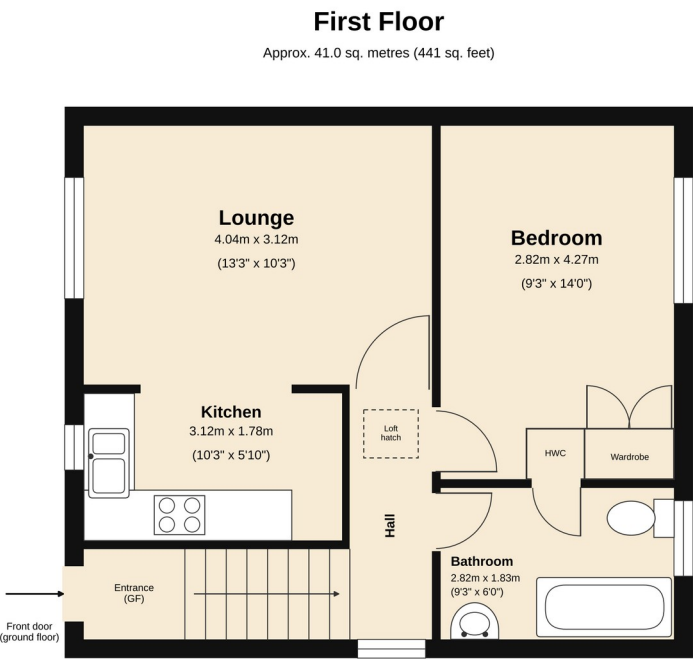
Bedroom



Outlook over the green

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Floorplan



Total area: approx. 41.0 sq. metres (441 sq. feet)

8 Pickwell Close, Lower Earley, Reading RG6 4EX · Plan for illustration only, not to scale

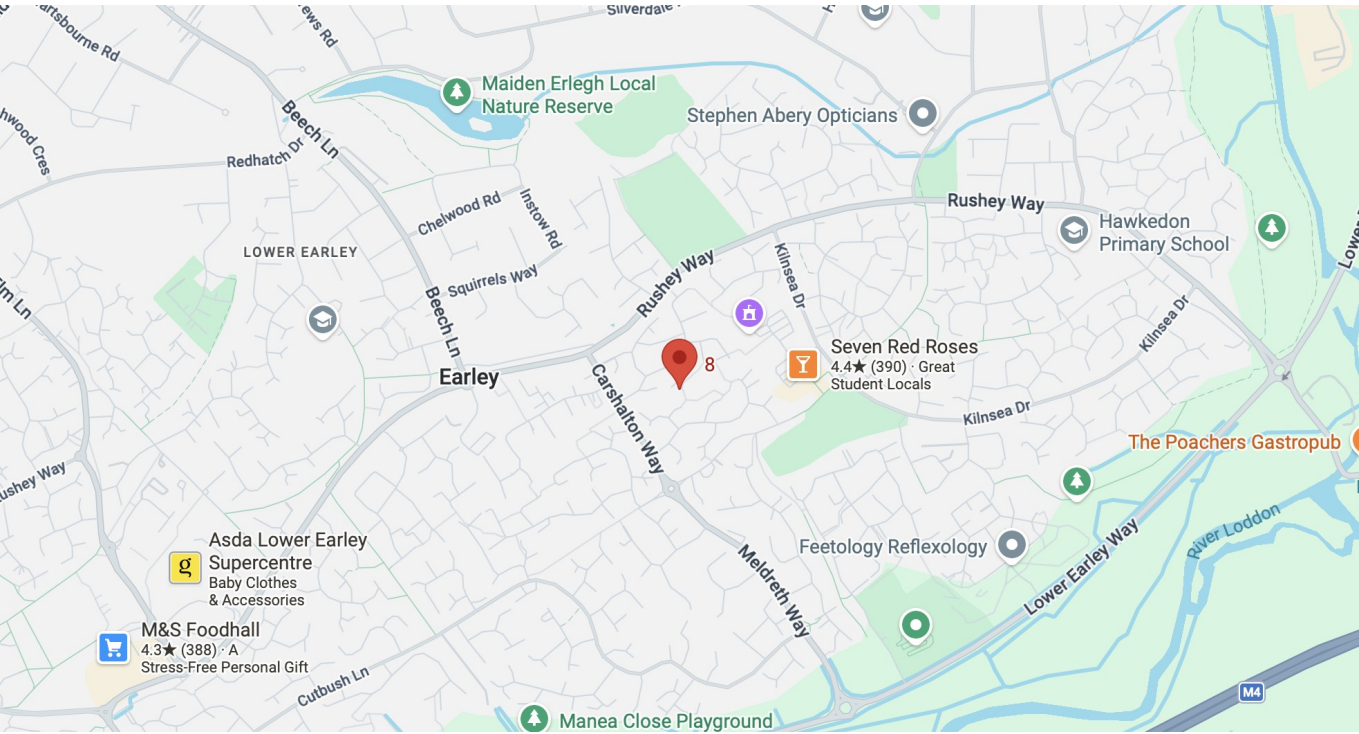
Undeveloped loft approx. 400 sq. ft available (demised),
subject to the usual consents.

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Current rating D (60) · Potential rating C (78)
Valid until 10 September 2036
Certificate no. 0320-2123-3610-2306-7631 · Source: GOV.UK
Find an energy certificate

Map



These particulars are provided for guidance only and do not form part of any offer or contract. Measurements, floor areas and the floor plan are approximate and for illustration only; the plan is not to scale. Services, fixtures and appliances have not been tested. Prospective purchasers should verify all information, including tenure and lease details, through their own inspection and their solicitor.