



## Fleetham Gardens, Lower Earley, Reading, RG6 4BY

£225,000 *Freehold*



Situated in a quiet and desirable location in Lower Earley, this well-presented one-bedroom terraced house offers convenient access to local amenities and excellent transport links. Within walking distance are shops, supermarkets, and local bus routes providing easy travel into Reading Town Centre, while the M4 (Junctions 10 & 11) is just a short drive away.

The accommodation comprises a fitted kitchen, a spacious living

room, a double bedroom with built-in wardrobe, and a modern three-piece bathroom. Externally, the property benefits from communal residents' parking and a garage located in a nearby block.

This property would make an ideal first home or investment opportunity.



Reading

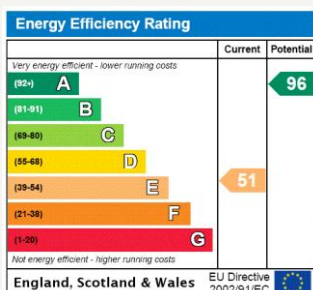
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## LOCATION

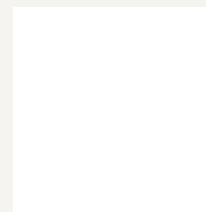
Located on the East of Reading, Lower Earley is a popular family oriented area and excellent hub for commuters requiring access to local business parks, Reading, the rest of the Thames Valley and London via the M4 or public transport. Located in between junction 10 and 11 of the M4 and with direct access to the A329M, with regular bus routes into Reading, Wokingham and Winnersh and located close to Early, Winnersh and Winnersh Triangle Railway stations make the suburb a perfect place to live for families and young professionals. There are a number of excellent primary schools, as well Maiden Earleigh secondary school, which is one of the top state schools in the area and some top public schools locally. The area offers great local amenities including shops such as Marks & Spencer, Asda and Sainsbury, and sports and leisure facilities include the Loddon Valley Leisure centre, the award winning Nirvana Spa which has been acknowledged as one of top health spas in the country, a Showcase multi-screen cinema and some excellent restaurants and pubs. There are bicycle routes and lovely parks and open spaces including Dinton Pastures Country Park. Lower Earley has everything for families and young professionals making it an excellent place to live and one of Reading's most appealing suburbs.



## MATERIAL INFO

**Tenure:** Freehold  
**Council Tax Band:** B  
**EPC rating:** E

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<https://www.winkworth.co.uk/sale/property/REA251056>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

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