



**THE GABLES, PADWORTH, BERKSHIRE, RG7 5HR
OFFERS IN EXCESS OF £350,000 FREEHOLD**

**A CONTEMPORARY THREE BEDROOM TOWN HOUSE IN A
CONVENIENT LOCATION BETWEEN READING AND
NEWBURY AND JUST A MILE FROM ALDERMASTON TRAIN
STATION**

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DESCRIPTION:

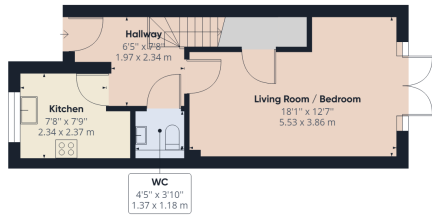
A well presented three bedroom town house in this convenient location between Reading and Newbury. One of three town houses built in this terrace in 2019, the property is for sale with no chain complications. The flexible living accommodation is arranged over three floors. The ground floor has a tiled floor throughout with underfloor heating and comprises of a lounge/diner with double doors opening on to a private rear garden, a contemporary fitted kitchen with a range of integrated appliances and a WC. There are two bedrooms on the first floor, one with an en-suite shower room and a family bathroom. On the top floor a really interesting space has been created, perfect for a spare bedroom, study or even gym and including a Velux window balcony in one of two alcoves. The second alcove is ideal for tv space, wardrobe/dressing area or a study. The heating and hot water are powered by an air sourced heat pump with underfloor heating across both bathrooms the ground floor. The property is located just a mile from Aldermaston Train Station and three miles from junction 12 of the M4. The property further benefits from off-road parking for two cars at the front and would make an excellent first time purchase or suit a young family.

AT A GLANCE

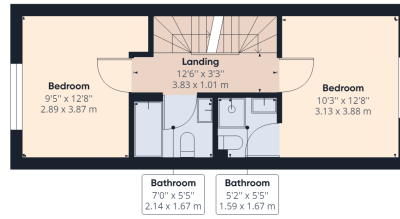
- Three bedroom mid-terrace town house
- Accommodation Set Over Three Floors
- Air Sourced Heat Pump and Underfloor Heating
- Two bathrooms
- Off road parking for two cars
- Private Rear Garden
- A Mile from Aldermaston Train Station
- No Chain



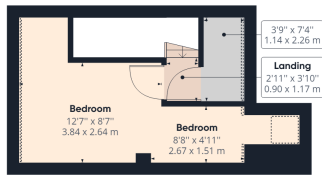




Ground Floor



Floor 1



Floor 2

Approximate total area⁽¹⁾

1013.04 ft²
94.11 m²

Reduced headroom

12.24 ft²
1.14 m²

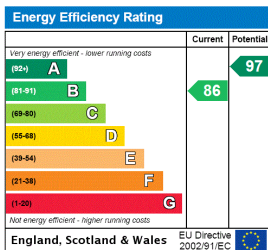
(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



Tenure: Freehold
Term: Expires -
Service Charge: £0 per annum
Ground Rent: £ 0 Annually (subject to increase)
Council Tax Band: D

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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