



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

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

Reading | 0118 4022 300 | reading@winkworth.co.uk



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DESCRIPTION:

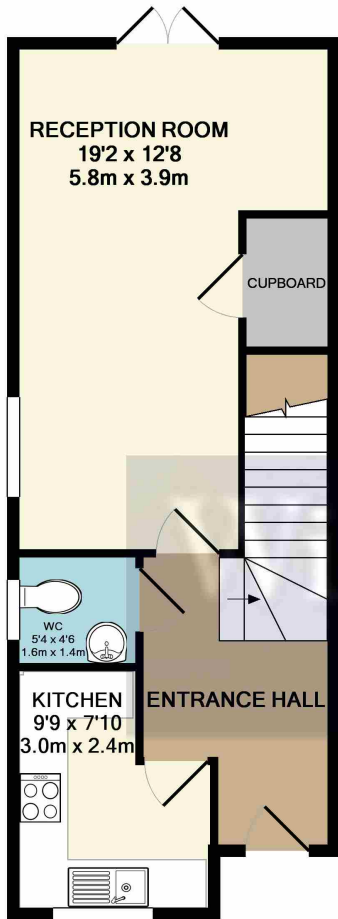
A well-presented two/three bedroom town house in this convenient location between Reading and Newbury. One of three town houses built in 2019, the property is for sale with no chain complications. The flexible living accommodation is arranged over three floors. The ground floor has tiled flooring throughout 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 or study 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 and 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

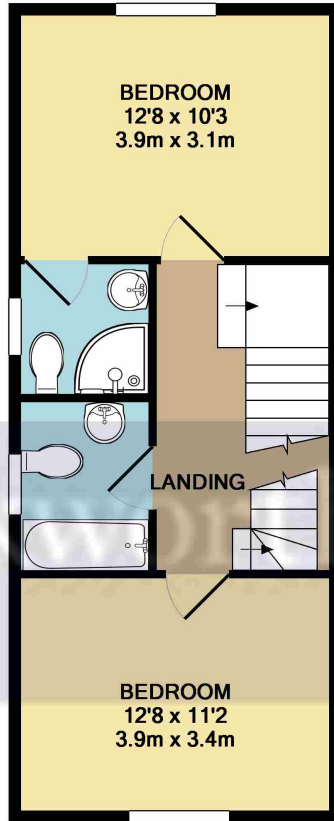
- Two/Three Bedroom End-terrace Town House
- Accommodation Set Over Three Floors
- Air Sourced Heat Pump and Underfloor Heating
- Two bathrooms
- Off road parking for two cars
- Private Rear Garden
- A Mile from Aldermaston Train Station
- No Chain



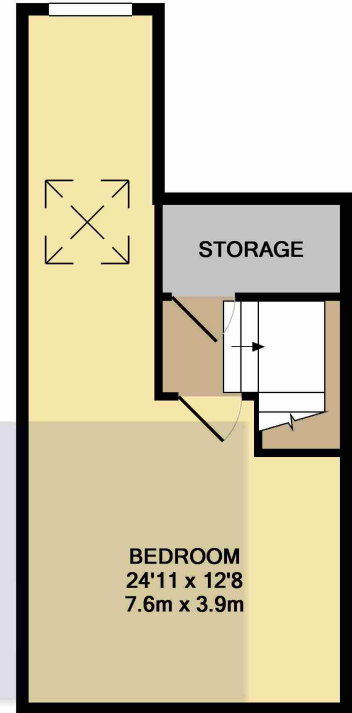




GROUND FLOOR
APPROX. FLOOR
AREA 424 SQ.FT.
(39.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 404 SQ.FT.
(37.5 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 298 SQ.FT.
(27.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1126 SQ.FT. (104.6 SQ.M.)

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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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

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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