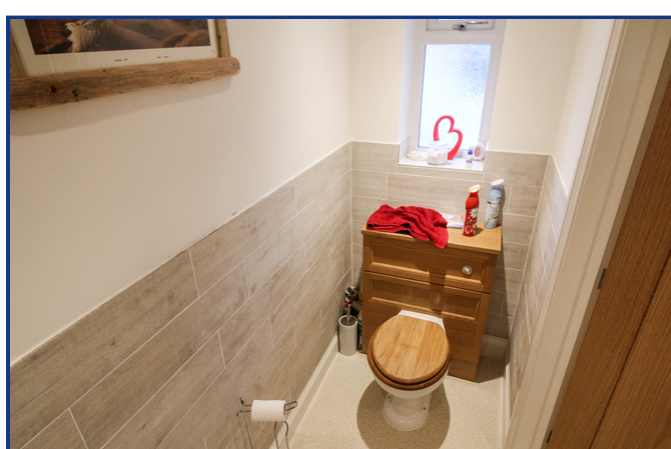


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1 St Michaels, Bath Road, Padworth, Reading,
Berkshire. RG7 5HR.

£390,000 Freehold

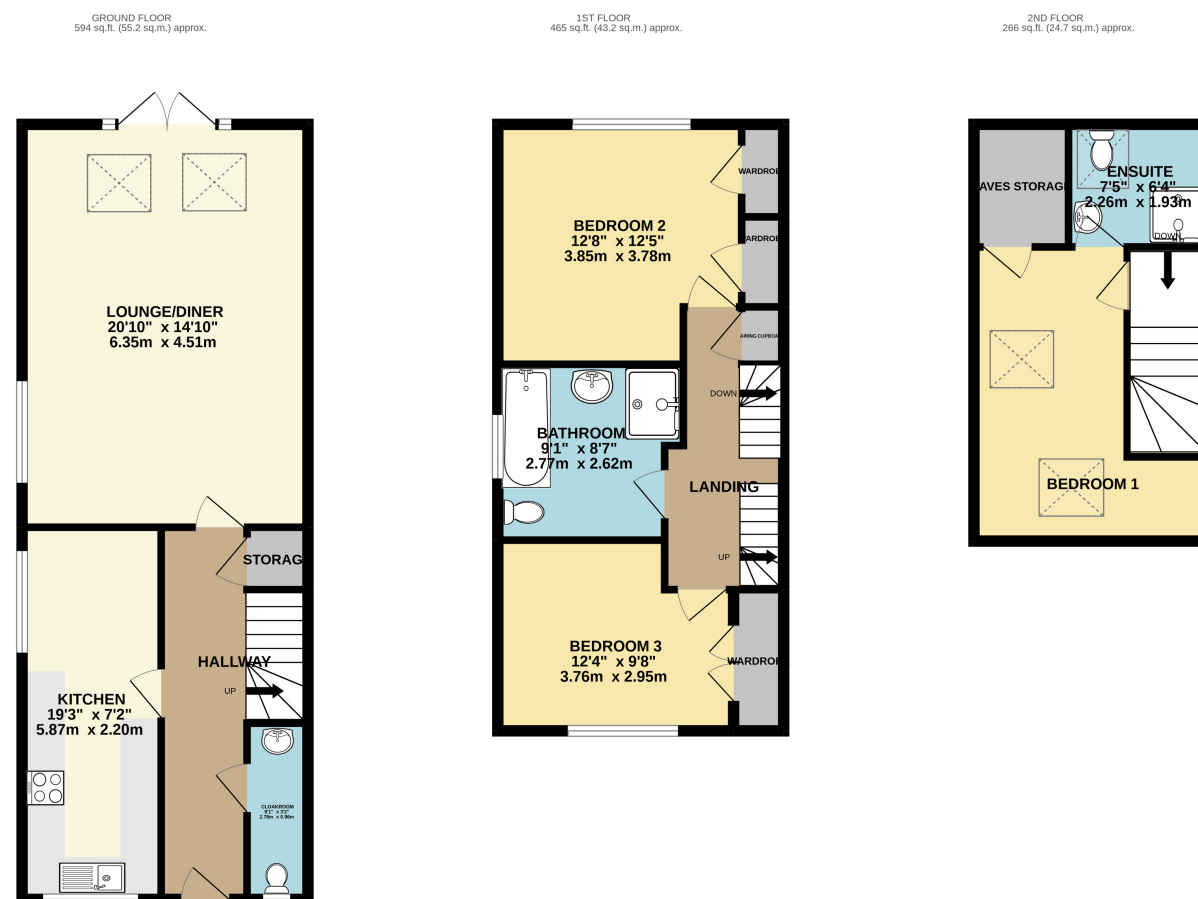
Offered to the market with no onward chain complications is this very well presented, modern three bedroom semi-detached house. The property is a short drive from the outskirts of Reading town. It also benefits from being a few minutes drive from Aldermaston Train Station and direct access to the A4, which offers quick access to Newbury. Further accommodation includes a refitted kitchen, large open plan lounge diner, downstairs WC, an en suite and a large four piece first floor family bathroom. Other features include an external boiler fed by an oil tank, multi-zoned under floor heating throughout the ground floor, double glazed windows, a large enclosed rear garden, two allocated parking spaces and ample parking for visitors.

- No Onward Chain
- En-Suite
- Three Double Bedrooms
- Refitted Kitchen
- Downstairs WC
- Large Open Plan Lounge/Diner
- Refitted Bathroom
- Two Allocated Parking Spaces

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Covering Reading, Earley, Lower Earley, Tilehurst, Woodley, Shinfield, Caversham and all other surrounding areas



TOTAL FLOOR AREA : 1324 sq.ft. (123.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Property Description

Ground Floor

Kitchen

19' 3" x 7' 2" (5.87m x 2.18m) Dual aspect double glazed windows, built in washer/dryer, built in dishwasher, built in fridge/freezer, range of base & eye level units with soft close, oil tank meter, downlights, electric hob, built in single oven, vinyl flooring, sink with drainer, extractor fan, TV point, underfloor heating.

Downstairs WC

9' 1" x 3' 2" (2.77m x 0.97m) Underfloor heating, partly tiled walls, vanity unit, wash basin, low level WC, front aspect double glazed window, vinyl flooring, downlights.

Lounge/Diner

20' 10" x 14' 10" (6.35m x 4.52m) Two electric Velux windows with rain sensors, TV point, telephone point, French doors leading to rear garden, downlights, dual aspect double glazed windows, underfloor heating.

First Floor

Landing

Access to all first floor rooms, an airing cupboard and stairs to second floor.

Bedroom Two

12' 8" x 12' 5" (3.86m x 3.78m) Downlights, carpeted floor, TV point, two large built in storage cupboards, rear aspect double glazed window, double radiator.

Bedroom Three

12' 4" x 9' 8" (3.76m x 2.95m) Downlights, carpeted floor, large built in storage cupboard, front aspect double glazed window, TV point, double radiator.

Family Bathroom

9' 1" x 8' 8" (2.77m x 2.64m) Partly tiled walls, vinyl flooring, enclosed bath, double shower, vanity unit, shaving point, wash basin, heated towel rail, downlights, extractor fan, side aspect double glazed window.

Second Floor

Bedroom One

18' 3" x 7' 4" (5.56m x 2.24m) Downlights, TV point, carpeted floor, double radiator, two large front and side aspect Velux windows, eaves storage.

En-Suite

7' 5" x 6' 4" (2.26m x 1.93m) Downlights, vinyl flooring, wash basin, heated towel rail, shower, vanity unit, extractor fan, partly tiled walls, shaving point, large rear aspect Velux window.

Outside

Parking

Two allocated parking spaces, one visitor space and ample on street parking.

Rear Garden

Fenced enclosed rear garden, small patio area leading to large lawn, side access.

Council Tax Band

