8 Mill Lane, Padworth, Reading, RG7 4JU
£400,000 Freehold

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Residential Sales & Lettings

- Charming End Of Terrace Cottage
- Requires Updating Throughout
- 2 Reception Rooms
- Ground Floor Shower Room & Separate WC
- Sizable Established Rear Garden
- No 'Onward Chain' Complications
- Great Opportunity To Improve, Re-model & Extend (STPP)
- Kitchen Plus Rear Lean To
- 3 Separate Bedrooms
- Ample Frontage Providing Off Road Parking

This charming and characterful end of terrace cottage presents and exciting opportunity for a new owner to improve, reconfigure and/or extend (subject to necessary consents). Offered with the added advantage of no 'onward chain' complications, the property is tucked away in a rural lane in the village of Aldermaston, just of the A4 Bath Road and hence giving easy access to the M4 motorway, Reading, Thatcham and Newbury. Set on the banks of The River Kennet, the village is surrounded by countryside, woodland and scattered with lakes plus features a local park with playground, primary school, local shop, pub and tea room, as well as Aldermaston train station all being within circa 1 mile.

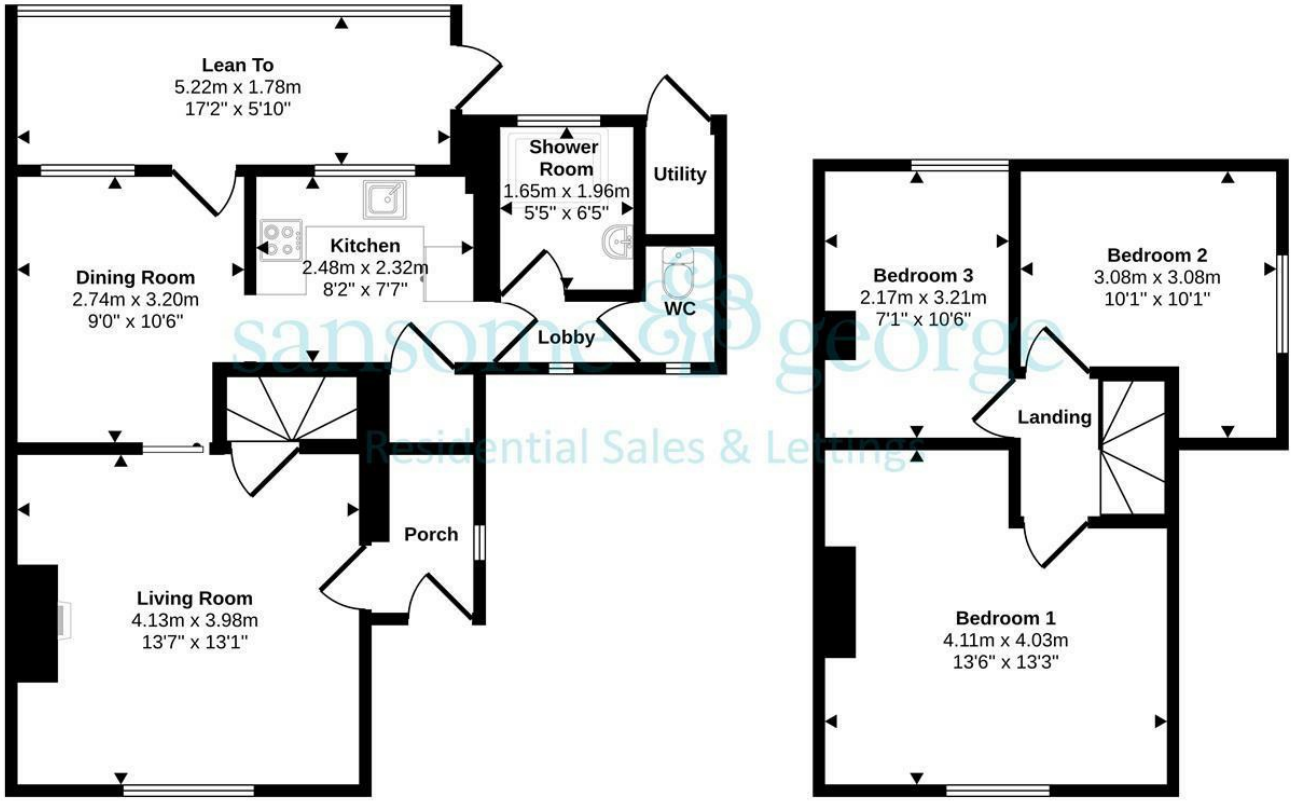
The frontage of the property is mainly grass and provides ample off road parking. The front door open to an entrnace porch which in turn leads to a front aspect living room with open fireplace, stairs rising to the first floor and a slidig door to the dining room. The rear aspect dining room has a door to a lean to across the rear of the property, and also a door to the rear aspect kitchen. From the kitchen, a door leads to a lobby with doors to a rear aspect shower room and separate WC. On the first floor, a landing services 3 separate bedrooms.

The rear garden is another notable feature of this interesting property. The established and sizable rear garden includes mature trees, established shrubs and plants with gravel areas and a path leading to an Avery/shed and greenhouse. There are various outbuildings of timber constriction and a secure gate giving access to the front. An outside Utility has previously housed a washing machine.

Requiring obvious expenditure and improvement, this charming home set in leafy surroundings gives great opportunity to create a truly wonderful home. Please contact Sansome & George Estate Agents for further information or to arrange a viewing appointment.

West Berkshire Council - Band D

Approx Gross Internal Area
91 sq m / 983 sq ft



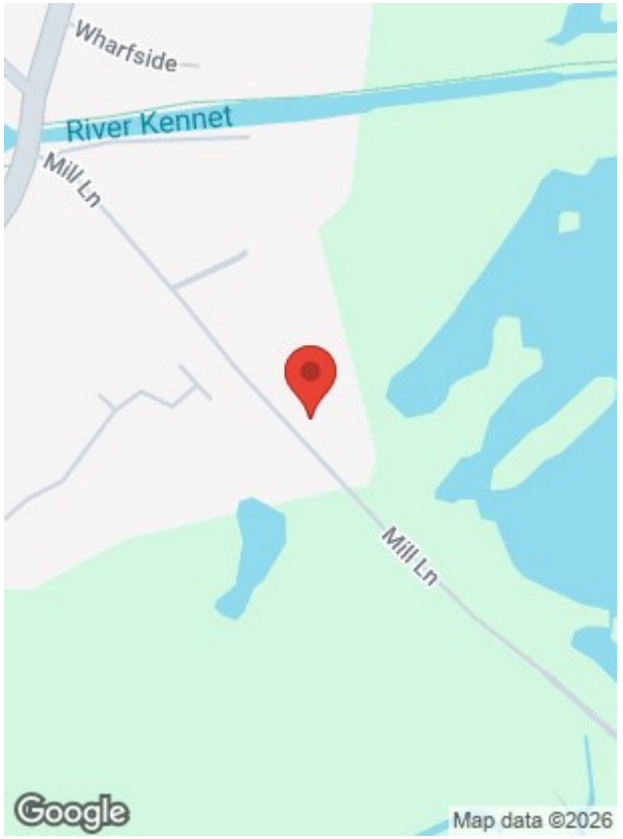
Ground Floor

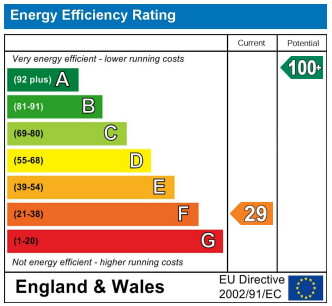
Approx 57 sq m / 615 sq ft

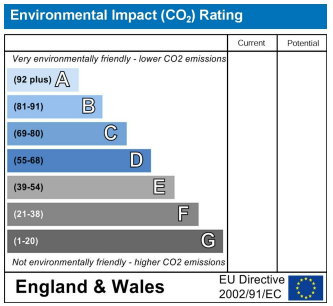
First Floor

Approx 34 sq m / 368 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.







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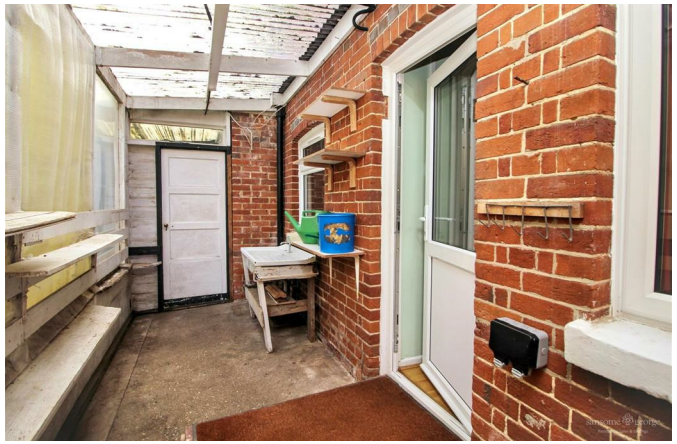

9 The Triangle, Tilehurst, Reading, Berkshire. RG30 4RN
0118 942 1500 - reading@sansome-george.com

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