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## 3 WHARF COTTAGES, STATION ROAD, PADWORTH, BERKSHIRE, RG7 4JN



- Two Bedroom Cottage
- Close to Canal and Aldermaston Station
- Beautifully Presented
- Charm and Character
- Sitting Room with Open Fire
- Private Parking for Two/Three Cars

Offers in the region of £350,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE BURGHELD COMMON BRANCH ON 0118 983 1201



davistate.com



## PROPERTY DESCRIPTION

Offered to the market is this pretty and beautifully presented, extended two-bedroom character cottage, located within walking distance of Aldermaston Station and the Kennet & Avon Canal. Offering attractive character features, this wonderful property offers, sitting room with open fire, kitchen/breakfast room, two bedrooms and modern family bathroom. Outside to the rear, there is an attractive courtyard garden with pedestrian access to parking for two cars. EPC Rating F

## LOCAL INFORMATION

Aldermaston is an historic village renowned for the wide main street featuring a variety of properties dating back to the 17th Century, including the reputable Hinds Head public house. The centre, a conservation area has retained a distinctive period character and includes a number of retail establishments including general stores, hairdressers and various antique shops. The surrounding countryside provides excellent amenities for outdoor pursuits together with riverside walks along the Kennet & Avon. A selection of golf courses are close at hand with sailing and water skiing clubs in nearby Theale. There are extensive retail, commercial and recreational facilities in Reading and Newbury. Aldermaston offers good access to the A4 and M4 and has a train station. It also falls within the catchment for Aldermaston C of E Primary School, St Finians Primary School and The Willink Secondary School.

## ACCOMMODATION

Sitting room, kitchen/breakfast room, two bedrooms, modern bathroom, garden and parking.



### **OUTSIDE SPACE**

Pretty courtyard garden offering low maintenance, enclosed by panel fencing, rear pedestrian access leading to two allocated parking spaces.

### **LOCAL AUTHORITY and SERVICES**

West Berkshire Council  
Council Tax Band C  
All mains services connected.





### **CONVEYANCING**

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

### **MORTGAGES**

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

### **LETTINGS and MANAGEMENT**

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

### **DISCLAIMER**

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

### **BUYERS INFORMATION**

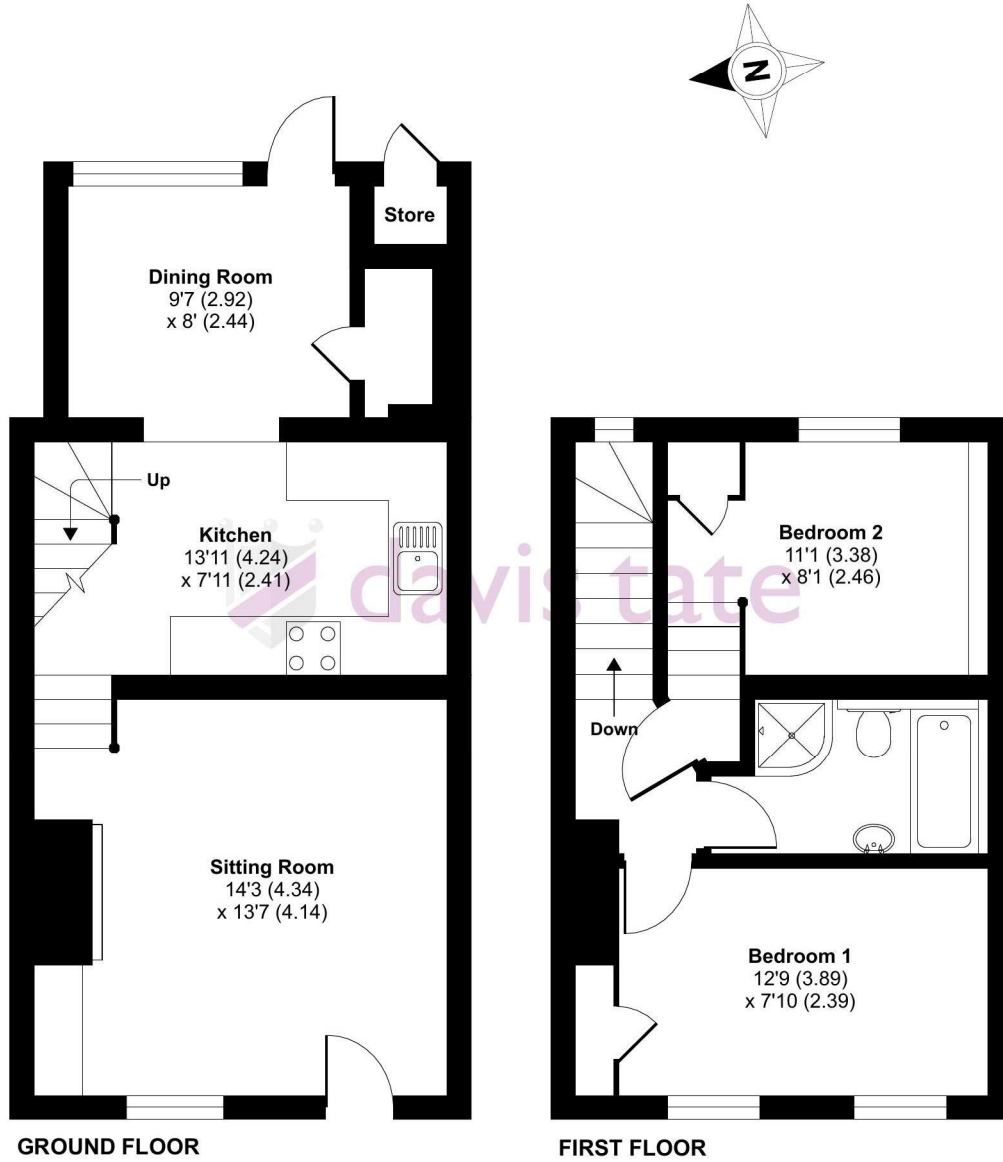
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

### **REFERRAL FEES**

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 742 sq ft / 68.9 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2022. Produced for Davis Tate. REF: 825009