



**22B THE STREET**  
Aldermaston

**Carter Jonas**



## 22B THE STREET, ALDERMASTON, RG7 4LN

- Newbury and Newbury Station 9.5 miles
- Theale Station - 5.5 miles
- M4 (J12) 6 miles

Ground floor flat consists of · covered entrance corridor · sitting room · kitchen · bedroom · shower room/WC rear lobby · external laundry room · Energy Rating E

First floor flat accessed via stairs from covered entrance corridor and consists of · sitting room · kitchen/breakfast room · bedroom with en suite bathroom · Energy Rating E

The entrance corridor leads through to a private fenced garden.

### SITUATION

Aldermaston is a pretty Conservation Area village on the A340 with local facilities including a pub, shop, new Rosebourne garden centre and farm shop and a thriving village school. The village is centrally located between Newbury, Reading and Basingstoke with good access to the M4 (junction 12) and there is a mainline station in Aldermaston Wharf which is only a short drive away with regular services to Reading and London Paddington.

### DESCRIPTION

22B The Street is an authentic semi-detached period cottage with flexible accommodation located in the heart of the village. The property has been in one family's ownership since 1963 and is currently divided into two flats but could easily be turned back into a 3 bedroom house. The current arrangement is laid out as two one bedroom flats with shared access via a roofed entrance passage. The ground floor is presented in good condition throughout having undergone some recent modernisation. The first floor flat offers the opportunity for some updating and modernising.

**AN EXCELLENT OPPORTUNITY TO ACQUIRE THIS ATTRACTIVE GRADE 2 LISTED FREEHOLD PROPERTY, WITH SCOPE TO IMPROVE. THE PROPERTY HAS BEEN DIVIDED AND LET AS TWO SEPARATE FLATS SINCE 1973 BUT COULD READILY BE RE-COMBINED TO MAKE ONE FAMILY DWELLING.**



## OUTSIDE

To the rear there is an attractive garden which is fully enclosed by wooden fencing and a brick wall. There is a gravelled area adjacent to the house. The rest of the garden is primarily laid to lawn with herbaceous borders and mature shrubs, a garden shed and log store.

## ADDITIONAL INFORMATION

**Tenure:** Freehold

**Services:** Mains drainage, water and electricity

**Local Authority:** West Berkshire Council – 01635 551111

**Council Tax:** Band A for each flat

**Viewing:** By prior appointment through the Newbury office 01635 263010.

**Directions:** Please use post code RG7 4LN





## 22B The Street Aldermaston, Reading, Berkshire

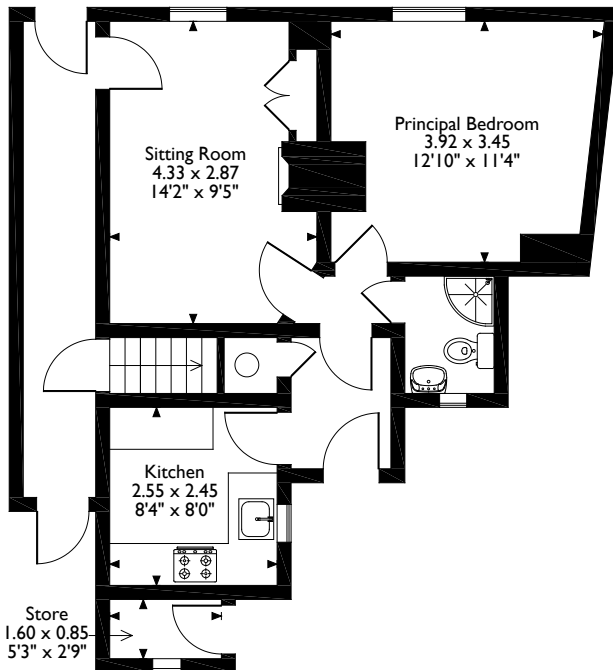
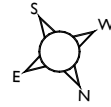
Approximate Gross Internal Area

Ground Floor Flat = 42 Sq M/452 Sq Ft

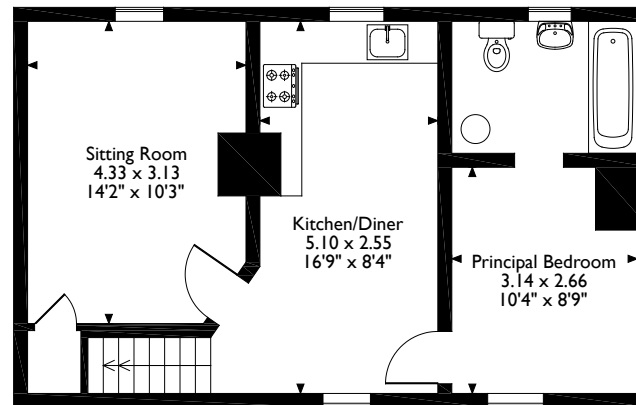
First Floor Flat = 47 Sq M/506 Sq Ft

Outside Store = 1 Sq M/11 Sq Ft

Total = 90 Sq M/969 Sq Ft

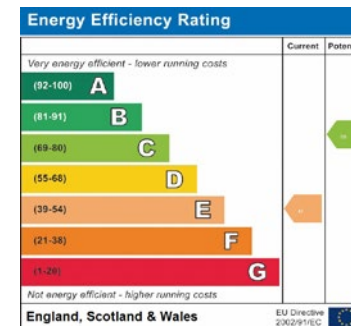


Ground Floor



First Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.



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Offices throughout the UK

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