



19 Alderfield Close Theale Reading Berkshire RG7 5AF

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Berkshire RG7 5AF**

Price Guide £240,000 Freehold

Situated in the much sought after village of Theale is this rarely available 1 bedroom galleried home. The property is well placed for the bustling high street and the villages mainline train station, with direct services to London Paddington and Crossrail are all within walking distance. Junction 12 of the M4 is a 2 minute drive away.

Built in the 1980's the property requires redecoration and some updating. The accommodation comprises Entrance Hall, Lounge / Dining Room with a high vaulted ceiling, Kitchen that is of a good size and a separate Bathroom and storage cupboard plus the Galleried Bedroom

Upstairs there is a very generous size bedroom of a size which could be made even larger with a simple internal wall and could be made into two bedrooms. Gas Radiator Heating and Double Glazed windows

Outside the open plan Garden extends from the front to the side of the property with an adjacent Parking space.

This property would make an excellent purchase for any first time buyer or investor

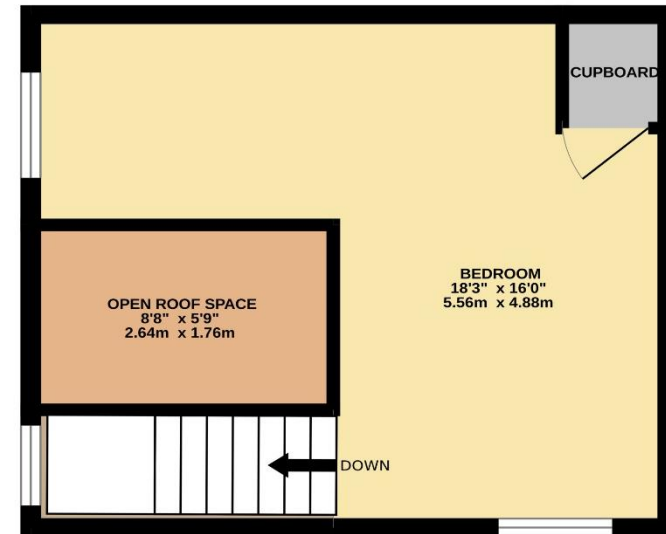
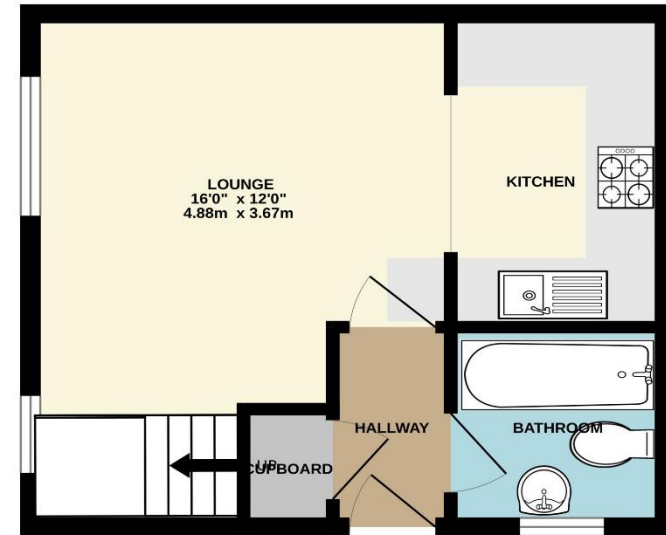


Council Tax Band: C £1942.82.00 pa
Nearest Bus stop: High Street 0.2 km
Nearest Train station: Theale 0.8 km

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
292 sq.ft. (27.1 sq.m.) approx.

TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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NOTE: Halletts Estate Agents have NOT tested any of the appliances, services, fixtures or fittings and cannot verify the working order of such. We therefore suggest that any prospective purchaser(s) test these for themselves and/or obtain written clarification from their solicitor/surveyor prior to signing any contract(

