

**Dolphin Close
Aldermaston
West Berkshire
RG7 4NL**

£210,000 (70% share)
(Leasehold)

Semi-Detached

Two good sized bedrooms

Recently refurbished bathroom

Beautiful location



Description

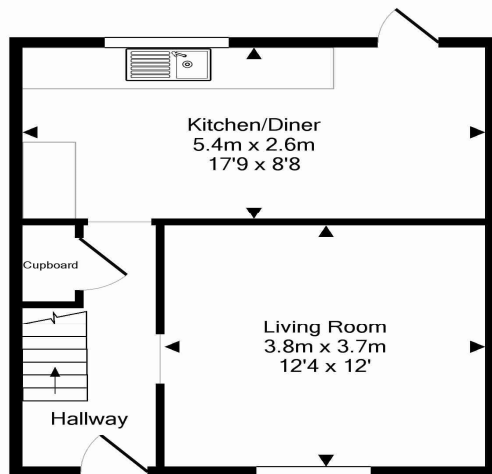
Located within highly desirable surroundings on the edge of Aldermaston Village with scenic views of West Berks countryside. A rare opportunity for a first time buyer to acquire a 70% share of a well presented two bedroom semi-detached house.

Offering spacious accommodation with larger than average bedrooms, newly refurbished bathroom and brand new state of the art heating system.

The property is well established and provides off road parking for two to three cars and an enclosed westerly facing rear garden

Entrance Hall

Offers access to storage cupboard, fuse board and...



Ground Floor
Approx. Floor
Area 34.2 Sq.M.
(368 Sq.Ft.)

Kitchen/Diner:

Rear aspect double glazed window and rear aspect door to rear garden. Offers a range of eye and base level units, rolled edge work surface with stainless steel sink and drainer with mixer tap, space for cooker, breakfast bar, and dining area.

Lounge:

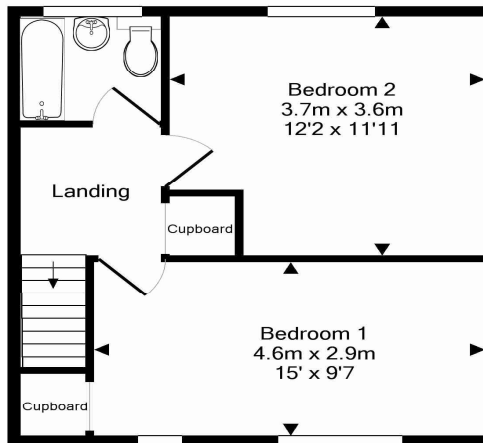
Front aspect double glazed window, television and telephone point.

Bedroom one:

Front aspect double glazed window, built in wardrobe

Bedroom two:

Rear aspect double glazed window



1st Floor
Approx. Floor
Area 34.3 Sq.M.
(369 Sq.Ft.)

Total Approx. Floor Area 68.5 Sq.M. (737 Sq.Ft.)
Measurements are approximate. Not to scale. Illustrative purposes only
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Family Bathroom:

Newly refurbished. Rear aspect double glazed window, electric shower over bath with mixer tap, hand basin with mixer tap, WC.

Local Transport:

- Aldermaston Station (1.5 miles) accessed via recently installed footway.
- Short walk from bus stop for Newbury & Reading.

Schools:

- Aldermaston (CofE) Primary (<0.1 miles)
- The Cedars School (0.5 miles)

Lease: 99 years

Monthly Ground rent: £142.83

EPC rating: D 62

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