



This classic 1930's bay fronted semi-detached home should appeal to buyers looking for a project in a sought-after location. The accommodation comprises 2 separate reception rooms and kitchen on the ground floor and three bedrooms and family bathroom to the first floor. There is driveway parking and a single garage and to the rear is a south-facing garden extending to 170'. The house is well-positioned for regular bus services and ease of access to local business parks and the A329M link to the M4. There are local shops including a Marks and Spencers food hall on Shepherds House Hill roundabout and Woodley precinct has a comprehensive range of shops and restaurants. The property is offered for sale with no onward chain.

Interested? Please contact our sales team to find out more, or to book a viewing.

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- 3 Bedrooms
- Opportunity to upgrade and refurbish
- Living room with doors to garden
- Dining room with bay window
- Kitchen with rear porch
- Garage & driveway; Established 170' private garden





Council tax band D

Council- Wokingham

Additional information:

Parking

The property has driveway parking and a single garage.

Property construction – Standard form

Services:

Gas – mains

Water – mains

Drainage – mains

Electricity – mains

Heating – Gas central heating

Broadband connection available (information obtained from Ofcom):

Ultrafast – Fibre to the premises (FTTP)

Mobile phone coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site "Broadband and mobile coverage checker"

Probate

The property is being sold by executors who have obtained the Grant of Probate.

We understand that some remedial repairs were carried out to the rear right-hand corner of the house in the 1980's.

Garden

Enjoying a southerly aspect, the established garden extends to approximately 170' with a paved patio with steps down to a lawned garden with a number of mature conifers and trees and a shed located at the rear.

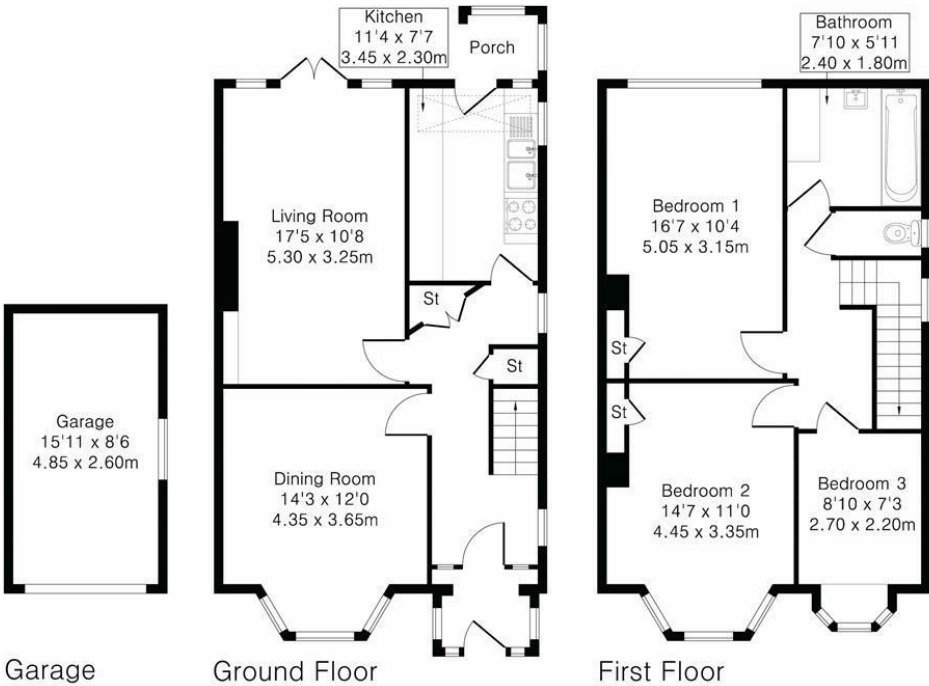
Floorplan

Approximate Gross Internal Area 1273 sq ft - 118 sq m

Ground Floor Area 574 sq ft – 53 sq m

First Floor Area 563 sq ft – 52 sq m

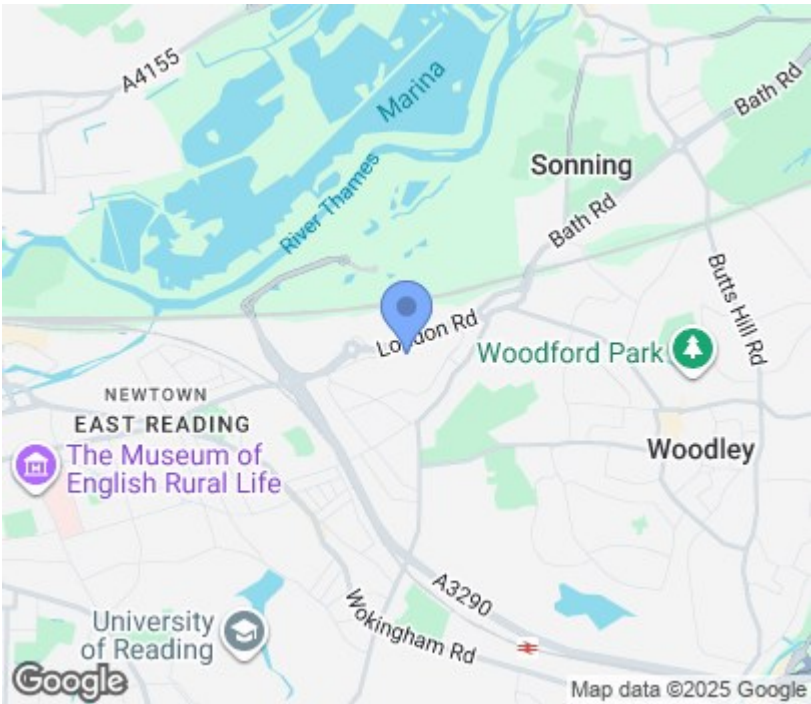
Garage Area 136 sq ft – 13 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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