



MH Hardy
MICHAEL HARDY
Estate Agent

15, Suffolk Close, Wokingham, Berkshire, RG41 3AU

Guide Price £290,000
Freehold

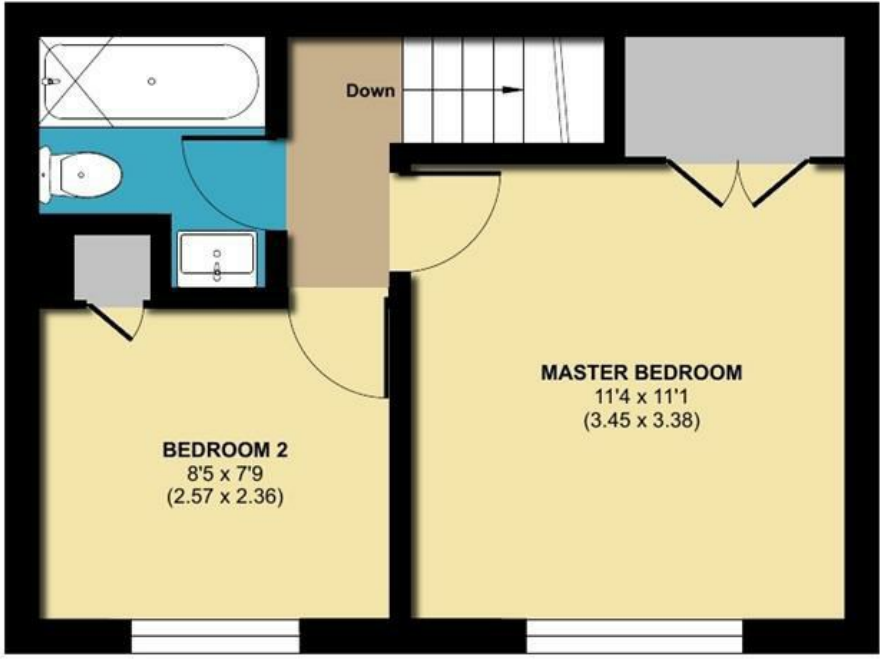
Suffolk Close, Wokingham

Approximate Area = 617 sq ft / 57 sq m

Outbuilding = 6 sq ft / 1 sq m

Total = 623 sq ft / 58 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nīchecom 2022. Produced for Michael Hardy. REF: 899329



This back to back end of terrace house has been in the family for many years and has recently been redecorated and has had new carpets fitted upstairs. The property comprises entrance hall with a cloakroom, large living room and a kitchen. To the first floor there are two bedrooms with master benefitting built in wardrobes and a family bathroom. Ample parking.

- Cluster home
- Two bedrooms
- Recently redecorated
- Ample parking
- Close to countryside walks
- No rear garden. Front garden only

Situation

Suffolk Close forms part of the Charles Church development at Woosehill built in the early to mid-1980's. It comprises a mix of family homes, predominantly detached, set in attractive cul de sacs. The town centre and train station (Waterloo line) are approximately 1½ miles distant, there is also access to A329(M)/M4 via the east of town and nearby countryside walks.

Outside

The front is open plan and is mainly laid with patio and is ideal for a table and chairs. There is also a parking space. Due to the house being a back to back house there is no rear garden.

Energy Performance Rating

D

Council Tax Band

C

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham on the Reading Road turning left onto the spine road at the Woosehill roundabout. Continue for approximately 800m turning right at the mini roundabout into Hampshire Way. Continue for a short distance before turning left into Cumberland Way, turn right at the top and then Suffolk Close can be found on the left. The property will be found on your left towards the end.



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N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

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