



45, Carina Drive,
Wokingham,
Berkshire, RG40 1BF

OIEO £400,000 Freehold



Brought to the market with no onward chain, this well presented two bedroom terraced house is situated on the popular Carillons development to the east of Wokingham town centre. The ground floor accommodation comprises cloakroom, living room and kitchen/diner with access to the rear garden. On the first floor are two bedrooms, including master bedroom with en suite shower room, and a family bathroom. Further features include uPVC double glazed windows and doors, gas central heating and two allocated parking spaces.

- No onward chain
- Spacious living room
- Kitchen/diner
- Popular Carillons development
- En suite shower room
- Two allocated parking spaces

To the front is a small area of shrubs with a courtesy path to the front door. The rear garden is enclosed by wooden fencing, laid to lawn with an area of patio across the back of the house. A pathway leads to the rear of the plot where there is a wooden shed and gated access to two allocated parking spaces. NB: This is information will need to be verify through your solicitor, as part of the conveyancing process.

Carina Drive is part of the sought after Carillons development built by Bellway Homes and situated approximately one mile east of Wokingham town centre. The area has proved to be extremely popular because of the excellent road links to the A329(M) and M4 motorway.

Council Tax Band: D
Local Authority: Wokingham Borough Council
Energy Performance Rating: C

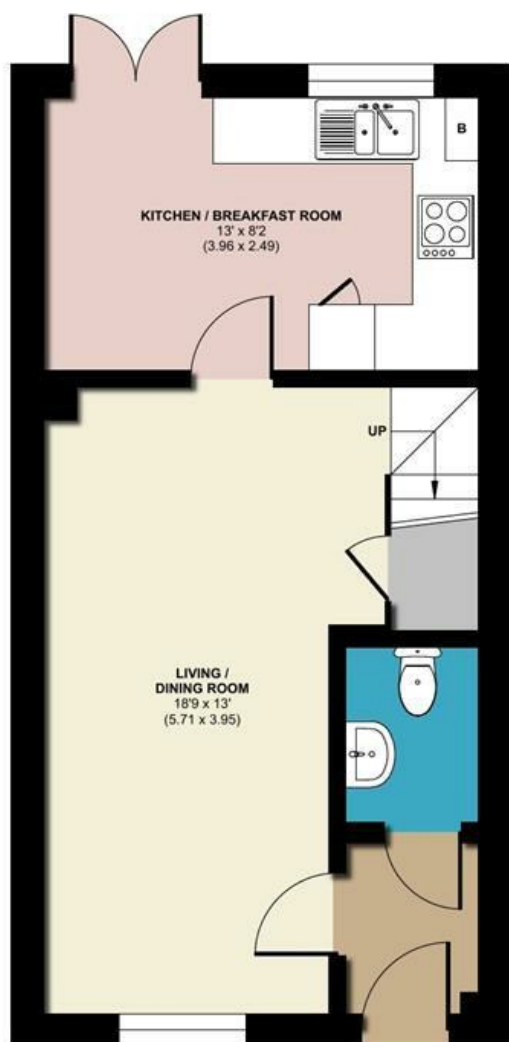




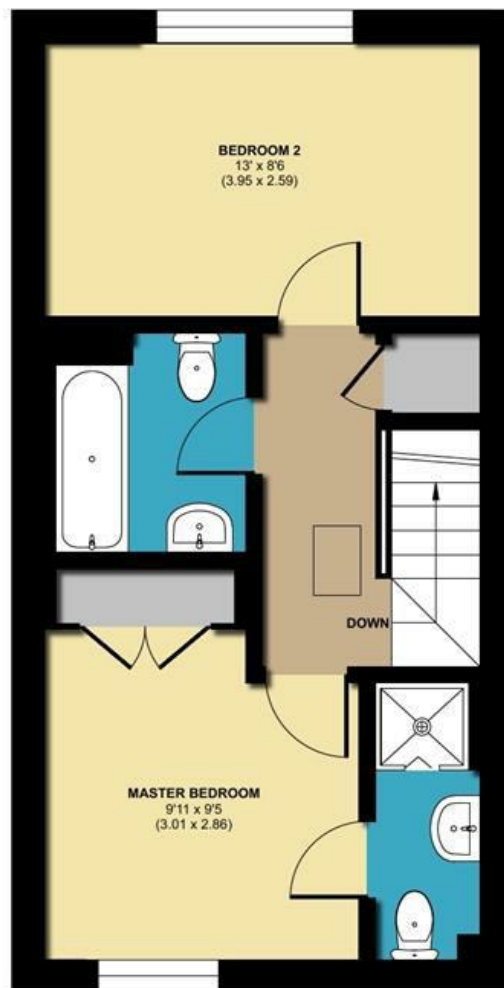
Carina Drive, Wokingham

Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Michael Hardy. REF: 1424563

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

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