



5, Gipsy Lane
Wokingham
Berkshire, RG40 2BN

£385,000 Freehold

This impressive well presented two bedroom Victorian end of terrace house is set in a desirable location within a few minutes walk of Wokingham town centre. The accommodation comprises spacious living room, dining room, cloakroom/utility and re fitted kitchen. There are two double bedrooms and a white bathroom suite on the first floor with low maintenance rear and front gardens and cellar in the basement of the house. Further details to follow!

- Offered with no onward chain
- Cloakroom/Utility
- Town centre location
- Character Victorian house
- Gas central heating
- £2,000 towards the purchaser's legal fees

Outside there are steps down to the low maintenance rear garden which is enclosed by wooden fencing with shrub borders mainly paved with an area of scalplings. There is a door leading into the cellar which is in the basement of the house and gated side access leading to the front garden which is well stocked. NB: There is a gated right of access across the rear garden from the adjoining neighbour.

Gipsy Lane is one of the most sought after roads in the town, a pleasant meandering back-water it comprises a range of individual properties from the late 19th century onwards and is adjacent to Langborough recreation ground. It has both the shops and restaurants of the town on its doorstep and the train station is within easy walking distance. The A329(M)/M4 can be accessed via the east of town.

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

** Cala Homes are able to offer up to £2,000 towards the purchaser's legal fees subject to terms and conditions (T's and C's are subject to the buyer using our recommended solicitors).

Floorplan

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These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

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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