MICHAEL HARDY
SALES & LETTING



81, St. Pauls Gate,
Wokingham,
Berkshire, RG41 2YR

OIEO £400,000 Freehold





Coming to the market with no onward chain is this three bedroom end of terrace home situated in St Pauls Gate, Wokingham. The property offers approximately 707 sq ft of accommodation, comprising a spacious dining/living room, separate kitchen and three bedrooms served by a family bathroom. Occupying a generous corner plot, the property benefits from a particularly large garden with composite decking, a summer house and a separate storage unit. Further advantages include a garage and residents' parking, making this an appealing option for first time buyers, families or investors.

- No onward chain
- Spacious dining/living room and separate kitchen
- Summer house and separate storage unit
- Garage and residents' parking
- Generous corner plot garden with composite decking
- Approximately 707 sq ft of accommodation

The property occupies a generous corner plot, providing a larger than average garden with excellent potential for outdoor living. Composite decking to the rear creates an ideal space for outdoor dining and entertaining, while the summer house offers flexibility for use as a hobby room, workspace or relaxing retreat. A separate storage unit provides additional practicality. The property also benefits from a garage and residents' parking, offering useful options for parking and storage.

St Pauls Gate is situated within a residential area of Wokingham, conveniently placed for access to the town centre and its wide selection of shops, cafés, restaurants and everyday amenities. Wokingham railway station provides regular services towards Reading and London, while the surrounding road network offers convenient access to the M4 and neighbouring towns, including Reading and Bracknell. Local schools, parks and recreational facilities are also available within the wider area.

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









Floorplan

Pauls Gate, Wokingham

Approximate Area = 707 sq ft / 65.6 sq m
Garage = 138 sq ft / 12.8 sq m
Total = 845 sq ft / 78.4 sq m
For identification only - Not to scale



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: 1534804

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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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