



9, Village Close  
Wokingham  
Berkshire, RG41 1FZ

**OIEO £400,000 Freehold**





Situated in a quiet residential cul de sac, this well-proportioned two bedroom semi detached home offers modern living with a spacious living room, separate kitchen, and generously sized bedrooms. Ideal for first time buyers, downsizers, or investors, the property is neatly presented and benefits from a practical layout across two floors.

- Semi detached two bedroom home
- Separate kitchen with modern layout
- Two allocated off road parking spaces
- Spacious 15'7" x 13'8" living room
- Two double bedrooms with good proportions
- North facing private rear garden

The property has a north facing rear garden with a patio area and is enclosed by timber fencing. To the front, there are two allocated parking spaces for convenience.

Village Close is a peaceful location within easy reach of Wokingham town centre, with its shops, cafés, and train station. Local schools, parks, and road links including the A329(M) and M4 are also easily accessible, making this a highly practical and well-connected spot for a range of buyers.

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







## Village Close, Wokingham

Approximate Area = 746 sq ft / 69.3 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 2025. Produced for Michael Hardy. REF: 1329554

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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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