



9, Mars Close
Wokingham
Berkshire, RG41 3GQ

£325,000 Freehold



A beautifully presented one bedroom semi-detached home which occupies a larger than average plot and STPP has the potential for extension. Accommodation comprises an entrance porch way, a re-fitted light grey gloss kitchen, living/dining room, uPVC conservatory and a white bathroom suite. The property benefits from driveway parking for at least two vehicles and a fully enclosed rear garden which wraps around the side of the property. The property is well presented throughout and competitively priced for a quick sale.

- Double glazed throughout
- Garden
- Conservatory
- One bed house
- Porch
- 609 Sq Ft / 56.5 Sq m

The property sits on a generous plot with the front being mainly laid to lawn with driveway parking for at least two vehicles. A gate opens to the 'side garden' which then extends to the rear main garden which is well manicured, enclosed with patio and the remainder to lawn. There is also a timber shed.

Mars Close forms part of the Woosehill development which was built in the early 1980's and is now well established and within walking distance of Wokingham train station. There are areas of parkland surrounding the development and shops including a supermarket can found off the spine road leading to the estate. This property will suit investment purchasers and first time buyers alike.

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





Mars Close, Wokingham

Approximate Area = 590 sq ft / 54.8 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: 1263597

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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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