

## 6, Ayres Grove Wokingham RG40 5BJ



A spacious semi detached freehold family home in a quiet location on the popular Mulberry View development. The accommodation which spans 3 floors and amounts to 1111 sq ft comprises: Entrance hall, cloakroom, kitchen/dining room with a stylish range of high gloss units with integrated appliances along with a separate rear facing living room opening out via patio doors onto a private east facing garden. On the first floor there are three bedrooms and a lovely tiled bathroom. On the top floor there is a generous sized master bedroom with en suite shower room. There is a leasehold garage immediately to the rear of the garden with adjoining parking space (please see brochure link relating to tenure) The property features double glazing and gas central heating. Mulberry View features many public open spaces and a large children's play area, which currently attract an annual management fee of £224.

For more detailed material property information please click on the various brochure links.


**£550,000 Freehold**









Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		<b>94</b>
(81-91)	<b>B</b>	<b>84</b>	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

## Ayres Grove, Wokingham, RG40 5B

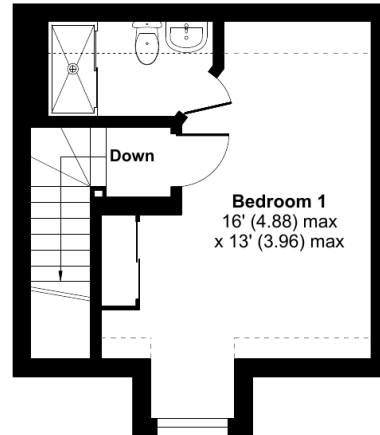
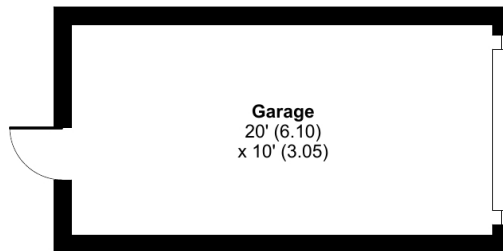
Approximate Area = 1111 sq ft / 103.2 sq m

Limited Use Area(s) = 33 sq ft / 3.1 sq m

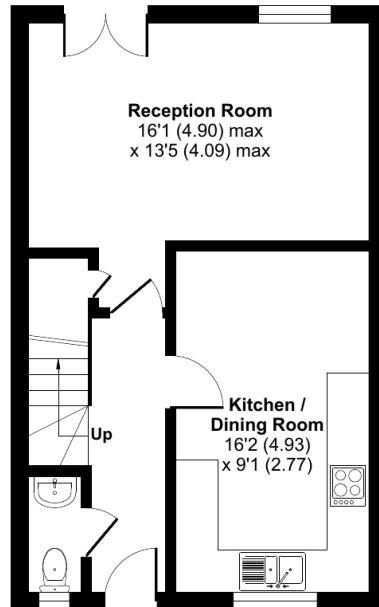
Garage = 200 sq ft / 18.6 sq m

Total = 1344 sq ft / 124.9 sq m

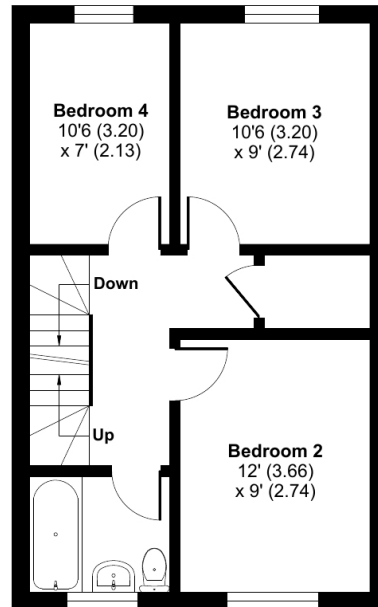
For identification only - Not to scale



**SECOND FLOOR**



**GROUND FLOOR**



**FIRST FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2024. Produced for Mark Rath Residential. REF: 1154505



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.