

## 2a, Waterloo Crescent WOKINGHAM RG40 2JJ




Set in a popular location just under a mile to Wokingham Market Place and the town's range of shops, eateries and facilities, a smartly presented detached property built c.2016. The 1,268 sq ft of accommodation offers a reception hallway, cloakroom, living room and c.22' x 13' kitchen/dining room on the ground floor. Upstairs there are four bedrooms, ensuite shower room to the main bedroom and further family bathroom. The front is low maintenance with parking for at least 2 vehicles whilst at the rear is a c.45' north easterly aspect garden. The property has an EPC rating of B with uPVC double glazing and gas radiator heating.

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

**Guide Price £650,000 Freehold**

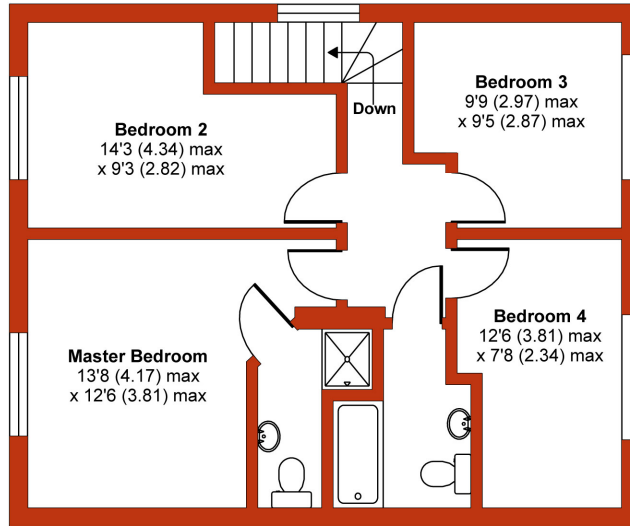




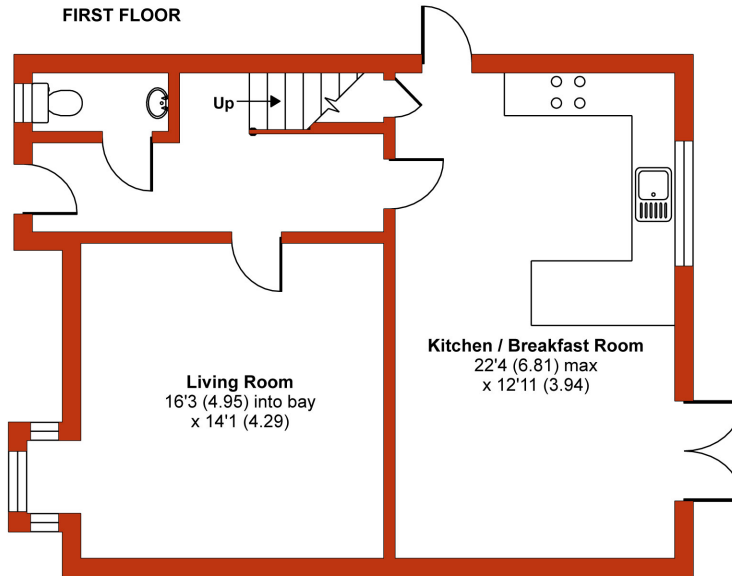
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		94
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 

# Waterloo Crescent, Wokingham, RG40

APPROX. GROSS INTERNAL FLOOR AREA 1268 SQ FT 117.7 SQ METRES



FIRST FLOOR



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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.