

16, Plough Lane Wokingham RG40 1RG



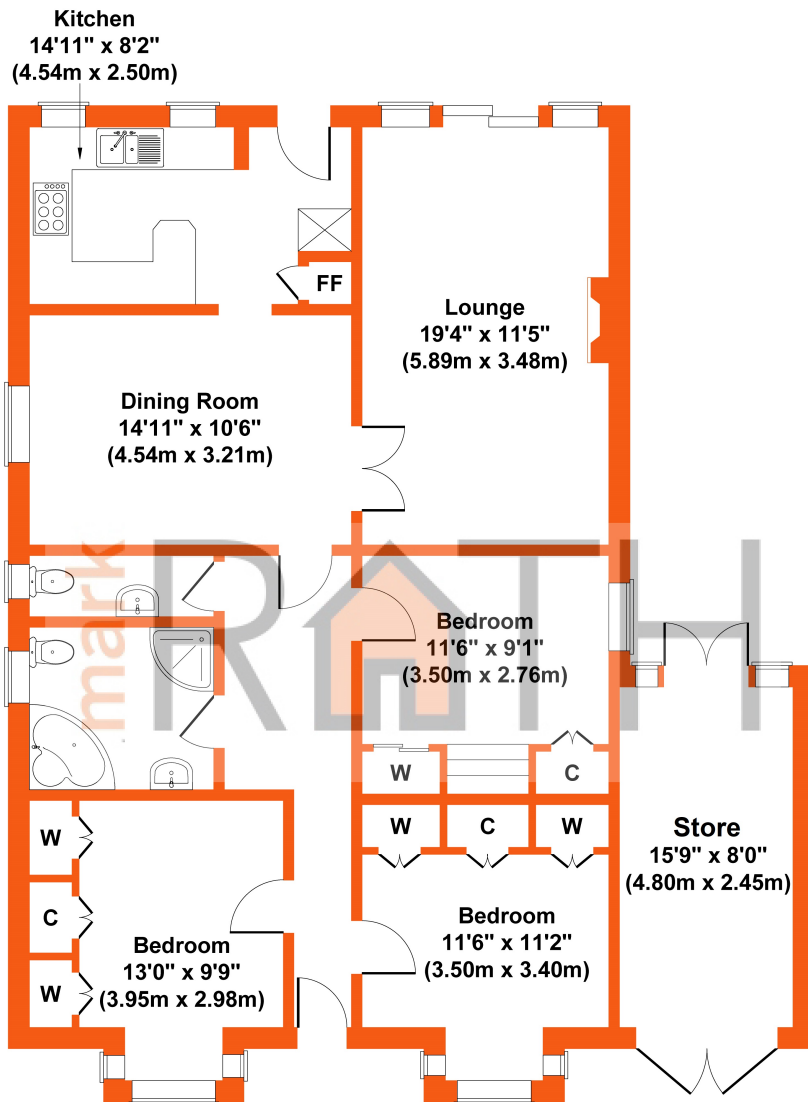
Offered to the market with no onward chain a detached bungalow set along an established road just over one and a quarter miles to the east of Wokingham Market Place. The property has a mature plot with a south westerly aspect rear garden c.50' in length by c.44' and ample off road driveway parking for several vehicles at the front. The accommodation will benefit from improvement and currently offers an entrance hallway, living room with doors out to the patio, kitchen, separate dining room, three good size bedrooms, a 4 piece family bathroom and a separate cloakroom. The rear garden has a large patio area with the rest laid to lawn and a variety of shrubbery and to the side is a useful store. The property has gas radiator heating and uPVC double glazing with an EPC rating of D. For more detailed material property information please click on the various brochure links and for further information please contact Ian Roach.

£575,000 Offers In Excess Of





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



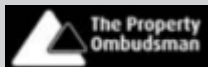
Approx. Gross Internal Floor Area 1272 sq. ft. (118.2 sq. m.)

SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only.

They cannot be regarded as being a representation by the seller, nor their agent.

Produced by The Plan Portal 2025



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.