

## 8, Dieppe Close Wokingham RG41 3UU




A spacious and beautifully presented staggered terrace home in a quiet cul de sac on the popular Woollah development. The accommodation which is arranged over two floors and amounts to 792 sq ft comprises: Entrance hall, 24ft double aspect living/dining room along with a modern fitted kitchen with access to a lovely secluded south west facing rear garden. On the first floor there are three bedrooms and a modern family bathroom. The property has doubled glazed windows and gas fired radiator heating. There is a garage in nearby block.

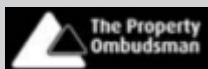
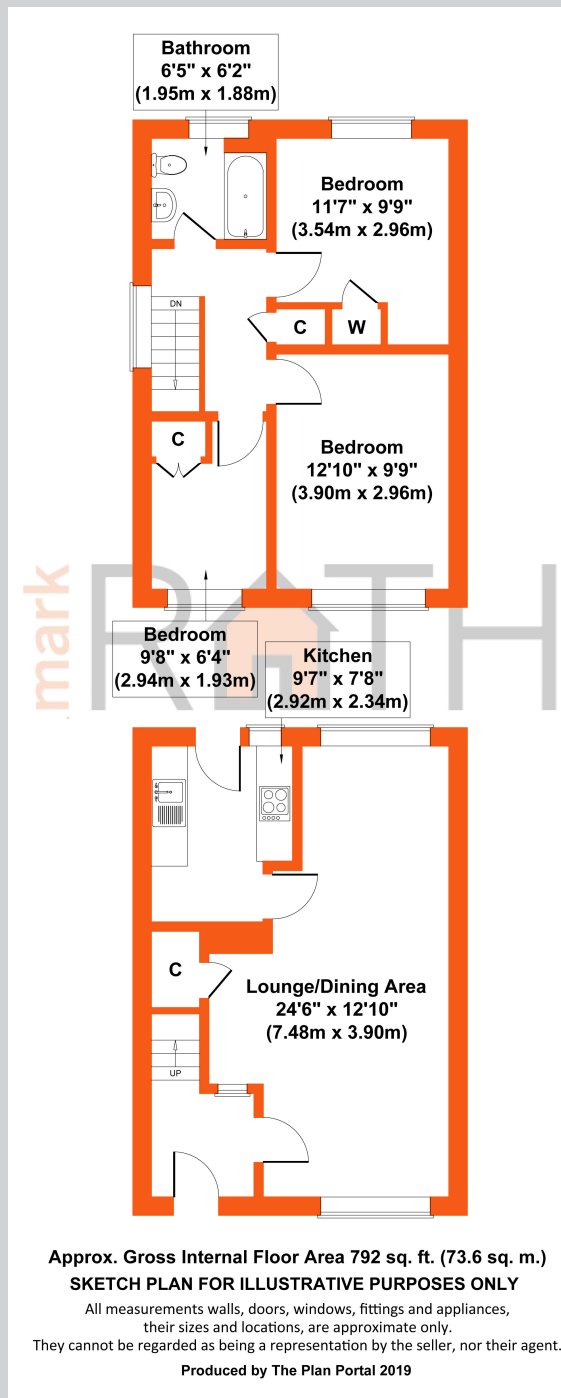
Wokingham Borough Council Tax Band D £2152.00. EPC- C- rating.

**£425,000 Freehold**





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>69</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			EU Directive 2002/91/EC 



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.