

33, Marks Road Wokingham RG41 1NR



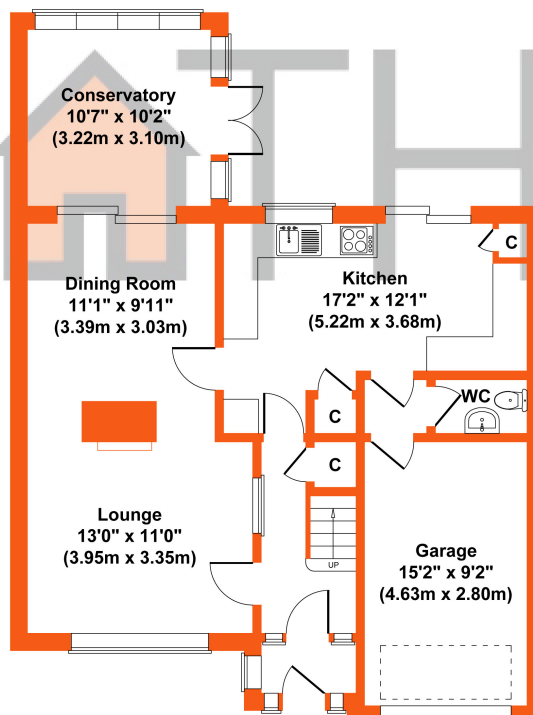
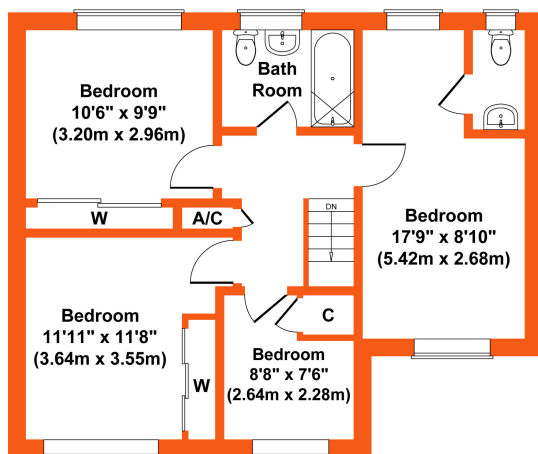
A spacious, extended family home with 1322 sq ft of accommodation located on the popular Joel Park development within walking distance of the town centre and some of the best schools in the area. The accommodation which is in need of general updating comprises: Entrance hall, living room, dining room and conservatory. There is a large kitchen/breakfast room with patio doors opening out onto the rear garden, downstairs cloakroom and useful internal garage access. On the first floor there is a generous sized double aspect main bedroom with small en suite cloakroom - easily converted into a full en suite shower room, two further double bedrooms and a fourth single along with a family bathroom. The rear garden faces north east and like the house requires attention. At the front there is driveway parking and a single garage. Council Tax Band E. EPC Rating D. For more detailed material property information please click on the various brochure links.

£450,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		81
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

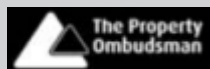


Approx. Gross Internal Floor Area 1322 sq. ft. (122.8 sq. m.)
(Excluding Garage)

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



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