

16, Agincourt Close Wokingham RG41 3UT



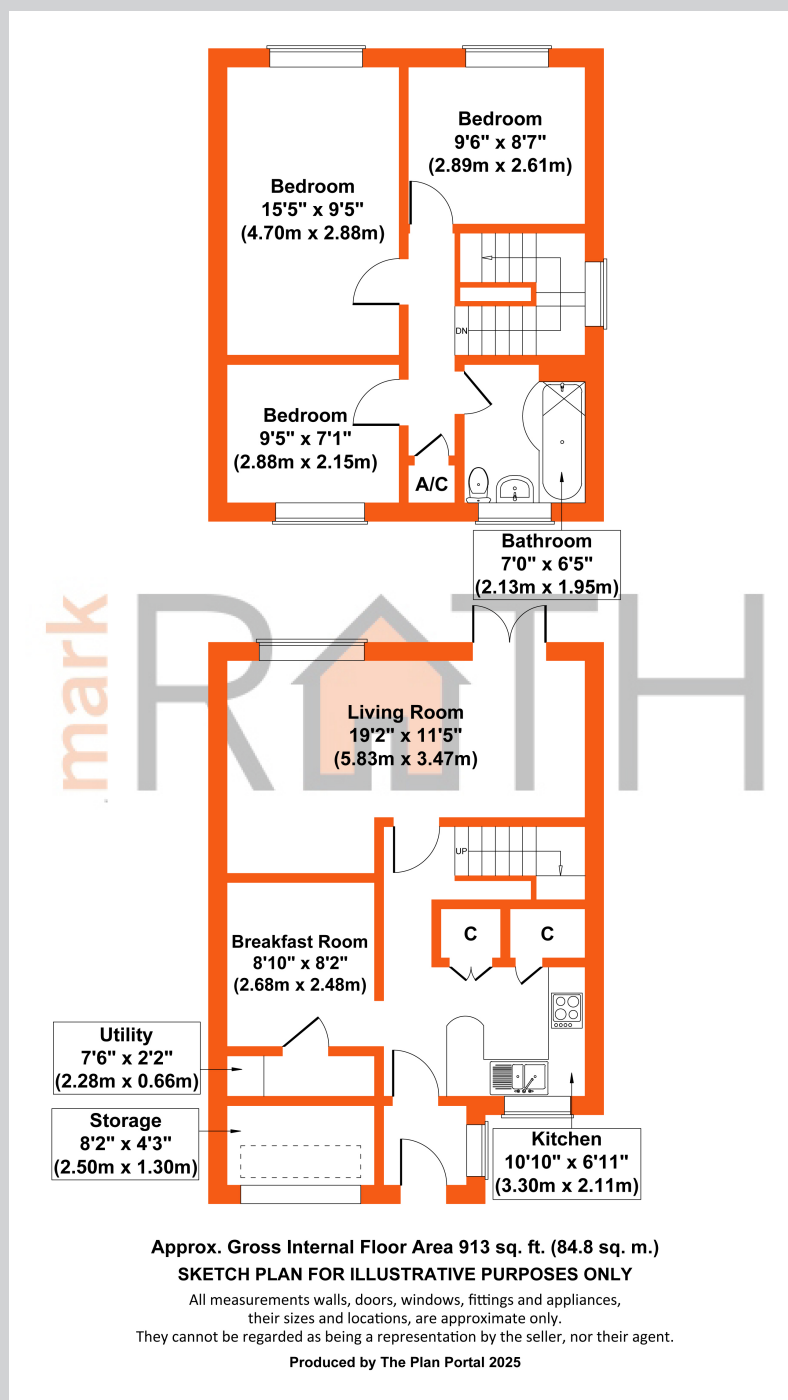
Offered to the market with no onward chain, a modern and smartly presented end of terrace family home within walking distance of The Hawthorns Primary School, Morrisons supermarket and Woosehill Medical Centre. The 913 sq ft of accommodation offers entrance lobby, inner hallway being open plan to a modern kitchen, breakfast/dining area with utility (converted from the original garage), c.19' living/dining room with direct access to the rear garden. On the first floor there are three good size bedrooms and a modern family bathroom. The property benefits gas radiator heating and double glazed windows with an EPC rating – C. Outside the secluded rear garden comprises a full width patio with the rest laid to lawn and gated side access. The front has been landscaped to a low maintenance theme with a block paved pathway and parking for up to 3 vehicles. The original garage has been converted to provide internal accommodation but there is still a portion of the garage remaining providing useful storage. For more detailed material property information please click on the various brochure links. For more information please contact Ian Roach.

£425,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.