

9, Culloden Way Wokingham RG41 3UN




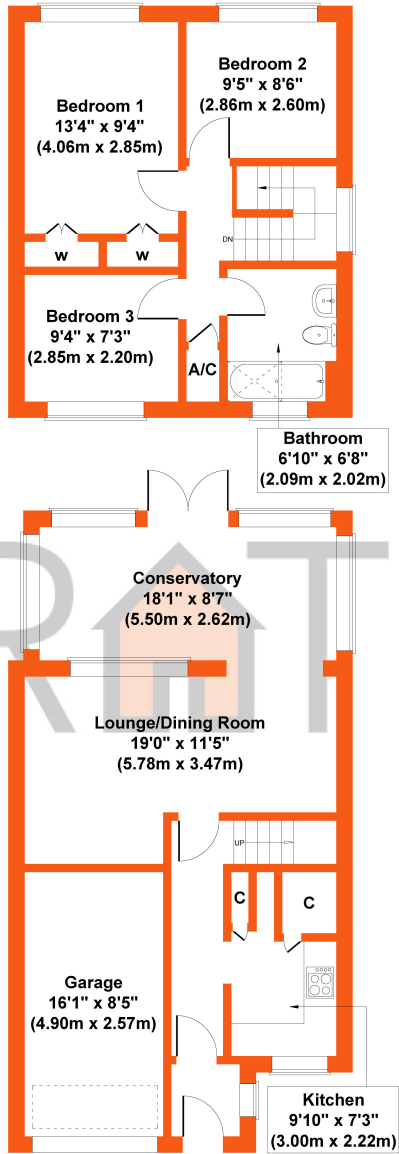
Offered to the market with no onward chain, a well presented and spacious family home a short walk from The Hawthorns Primary School, Morrisons supermarket and Woosehill Medical Centre. The 1,102 sq ft of accommodation offers entrance lobby, inner hallway, a recently updated kitchen, c.19' living/dining room open through to the large c.18' conservatory. 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 – D. Outside there is a south east facing rear garden with gated side access, block paved driveway parking and a garage to the front. VACANT POSSESSION.

£440,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		81
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 

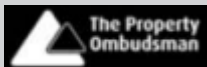


Approx. Gross Internal Floor Area 1102 sq. ft. (102.4 sq. m.)

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 2024



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.