

## 4, Rowland Place Wokingham RG41 4BR



A modern, freehold, energy efficient end of terrace home built in 2007, tucked away in the corner of a quiet, select private road setting with allocated parking space immediately in front and a secluded west facing rear garden. The accommodation which amounts to 772 sq ft comprises: Entrance hall, cloakroom, fitted kitchen and a spacious 17' x 13' living /dining room with patio doors opening out to the rear garden. On the first floor there is a master bedroom with en suite shower room, an equally good sized second double bedroom and a family bathroom. The property features double glazed windows and gas central heating. There is a nominal £60 pa charge paid to the residents association to cover costs of maintaining communal areas and for future maintenance of the private road.

OIEO £400,000 Freehold

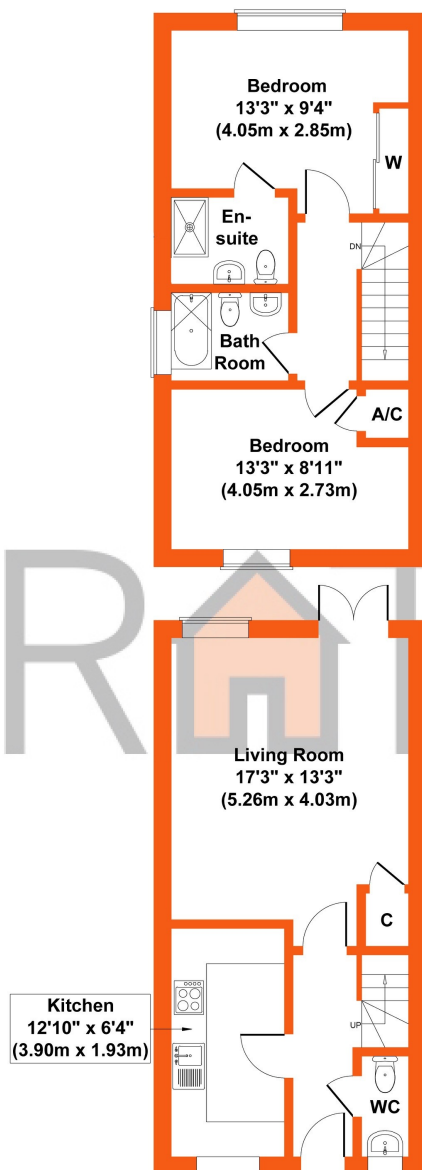








| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92+) <b>A</b>                              |           | <b>91</b>               |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            | <b>77</b> |                         |
| (55-68) <b>D</b>                            |           |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England, Scotland & Wales                   |           | EU Directive 2002/91/EC |

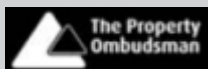


**Approx. Gross Internal Floor Area 772 sq. ft. (71.7 sq. m.)**

**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 2026



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.