

## 14, Lowther Road Wokingham RG41 1JD




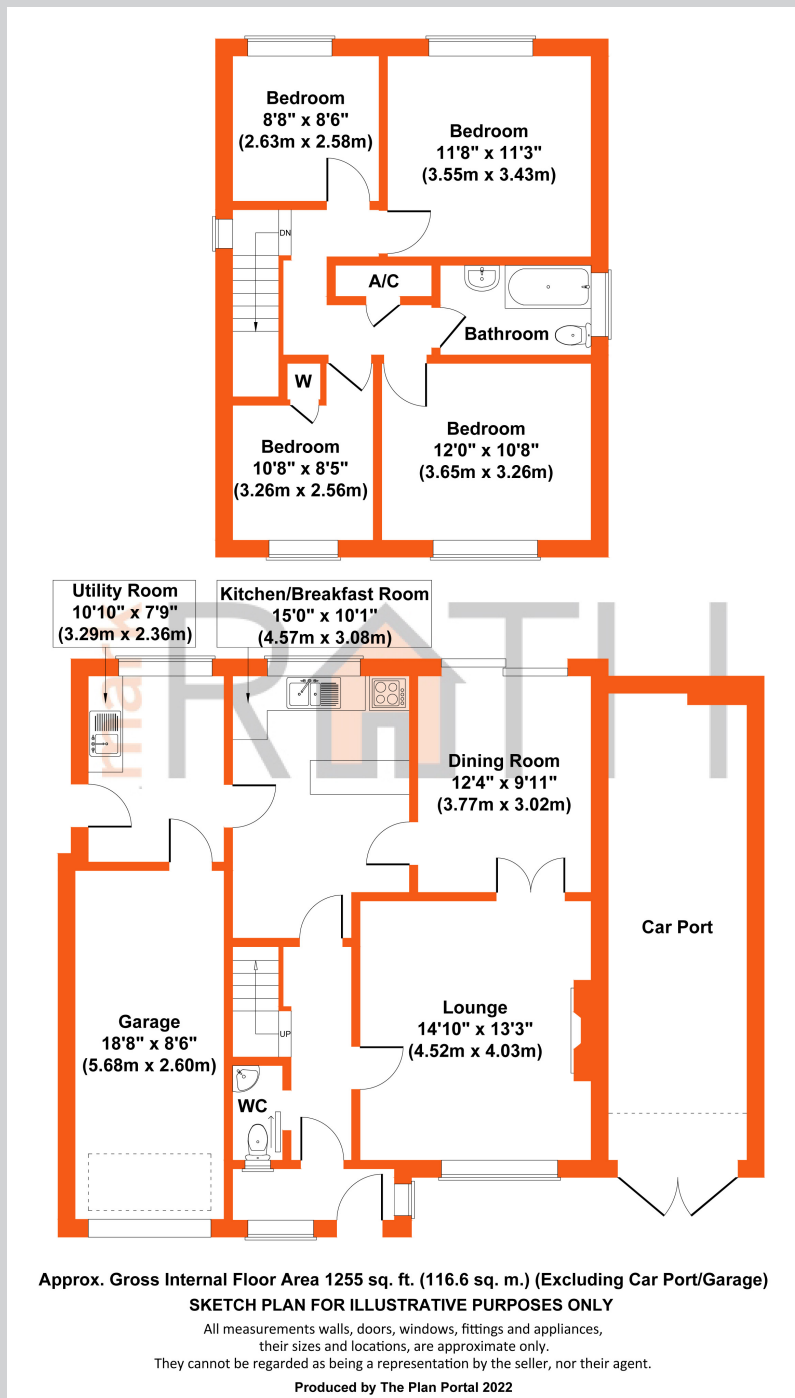
A detached family home occupying a substantial plot in a non estate location in Emmbrook. Although in need of modernisation this comfortable home has 1255 sq ft of accommodation but huge scope for expansion. The current layout comprises: Entrance porch and hallway, cloakroom, living room, dining room, kitchen, utility room and internal access to the garage. On the first floor there are four bedrooms and a family bathroom. Vacant possession.

£600,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	35	
(1-20)	<b>G</b>		
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.