

11, Amethyst Close Wokingham RG41 3TT



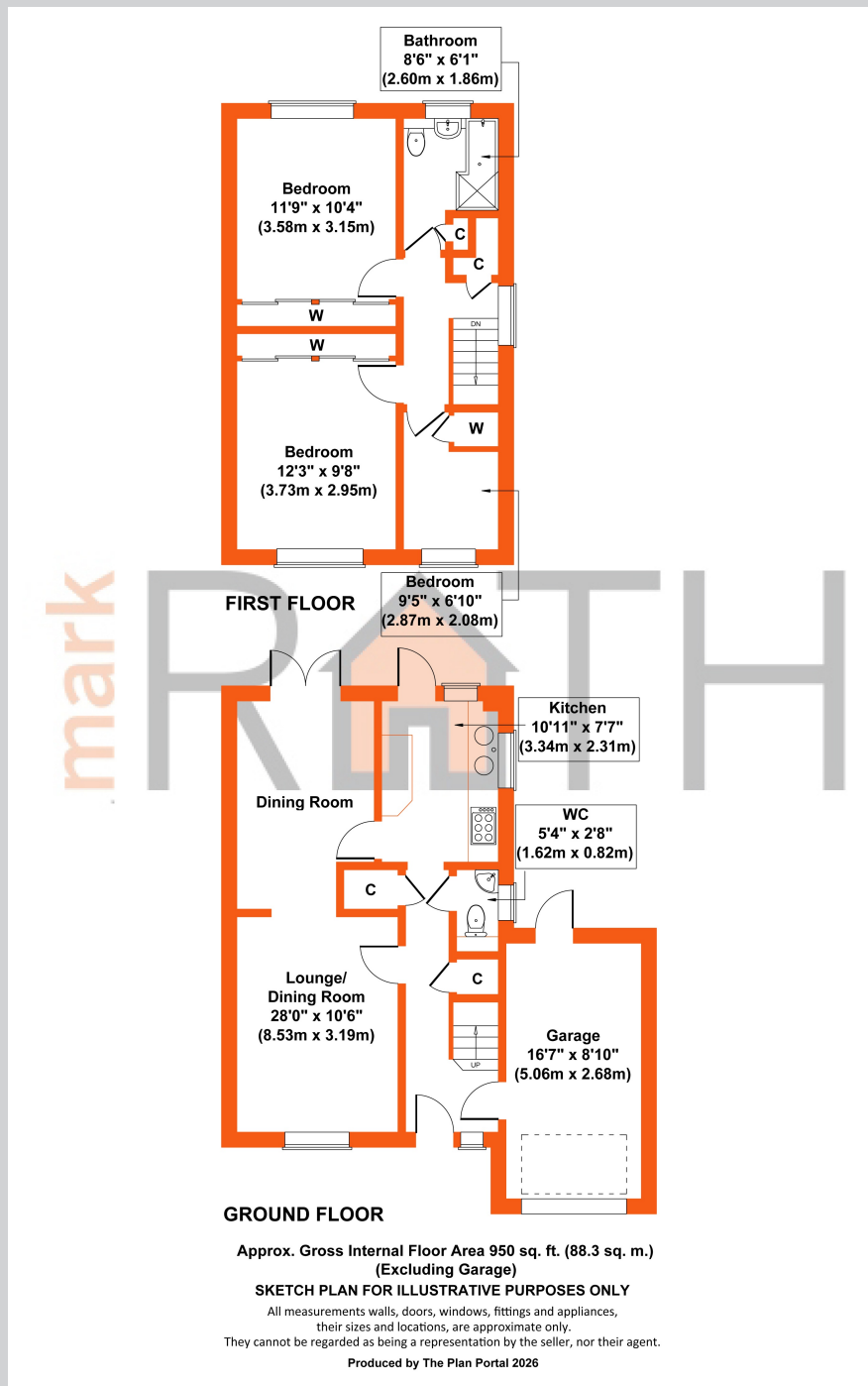
No onward chain. Located within a small close and offered to the market in lovely condition throughout, a spacious three bedroom semi detached family home within walking distance of both The Holt School and Hawthorns Primary School, Morrisons supermarket and Woosehill Medical Centre. The spacious accommodation of 950 sq ft provides entrance hallway with direct access to the garage, modern downstairs cloakroom, living room and separate dining room, modern fitted kitchen. On the first floor there are three bedrooms and a modern family bathroom. The property benefits from gas radiator heating and double glazed windows with an EPC rating – C. Outside, the secluded rear garden comprises a patio area with various borders and shrubs and the rest laid to lawn. At the side is a single garage and driveway parking for 2 vehicles to the front with the rest laid to lawn. For more detailed material property information please click on the various brochure links.

£500,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	75	81
(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.