



20 Linnet Walk, Wokingham, Berkshire. RG41 3HE.

£425,000 Freehold

Arins Property Services are pleased to present for sale this well maintained three bedroom middle terrace house, situated in Woosehill which is just two miles to the west of Wokingham in central Berkshire. The location is ideal as it offers access to all local amenities. Wokingham often voted one of the nicest places to live in the UK is a market town with plenty of shops bars and restaurants and Woosehill benefits from a Morrisons supermarket. Reading town centre can be accessed both by the A329M and mainline rail connection, which will take no more than about twenty minutes. The accommodation comprises hall, cloakroom, lounge/dining room, kitchen, three bedrooms and a family bathroom. To the outside is a small front garden with lawn area and to the rear is a private rear garden with lawn, patio area and gated rear access. To the rear of the property is a communal parking area and garage in a block very close by. Other benefits include gas central heating and double glazing. This property is offered for sale with vacant possession with no onward chain.

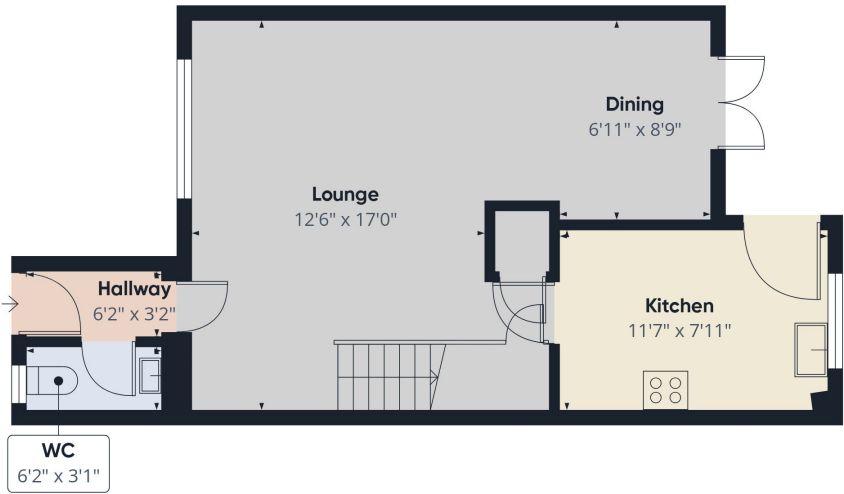
- Sought after location
- Three good size bedrooms
- Gas central heating
- Double glazed and central heating
- Good size lounge/dining room
- Modern kitchen and bathroom
- Quiet walkway location
- Private rear garden
- Vacant possession and no onward chain
- Close to all amenities
- Wokingham town centre only a short drive away
- Garage and off road parking space



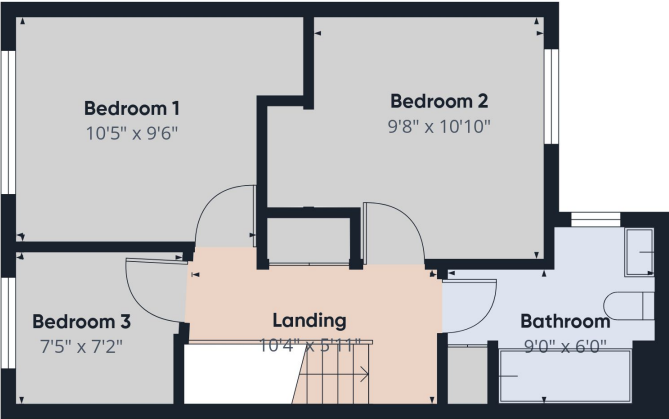
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Floor 0



Floor 1

Approximate total area^m
847 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Property Description

GROUND FLOOR

Hall

Cloakroom

1.06m x 1.88m (3' 6" x 6' 2")

Lounge/dining room

5.24m x 7.03m (17' 2" x 23' 1")

Kitchen

2.40m x 3.53m (7' 10" x 11' 7")

FIRST FLOOR

Landing

Bedroom one

3.04m x 3.30m (10' 0" x 10' 10")

Bedroom two

3.43m x 3.05m (11' 3" x 10' 0")

Bedroom three

2.20m x 2.38m (7' 3" x 7' 10")

Bathroom

2.51m x 2.90m (8' 3" x 9' 6")

OUTSIDE

Front garden

Rear garden

Garage

2.52m x 5.25m (8' 3" x 17' 3")

Council Tax Band

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