

32, Sturges Road Wokingham RG40 2HE




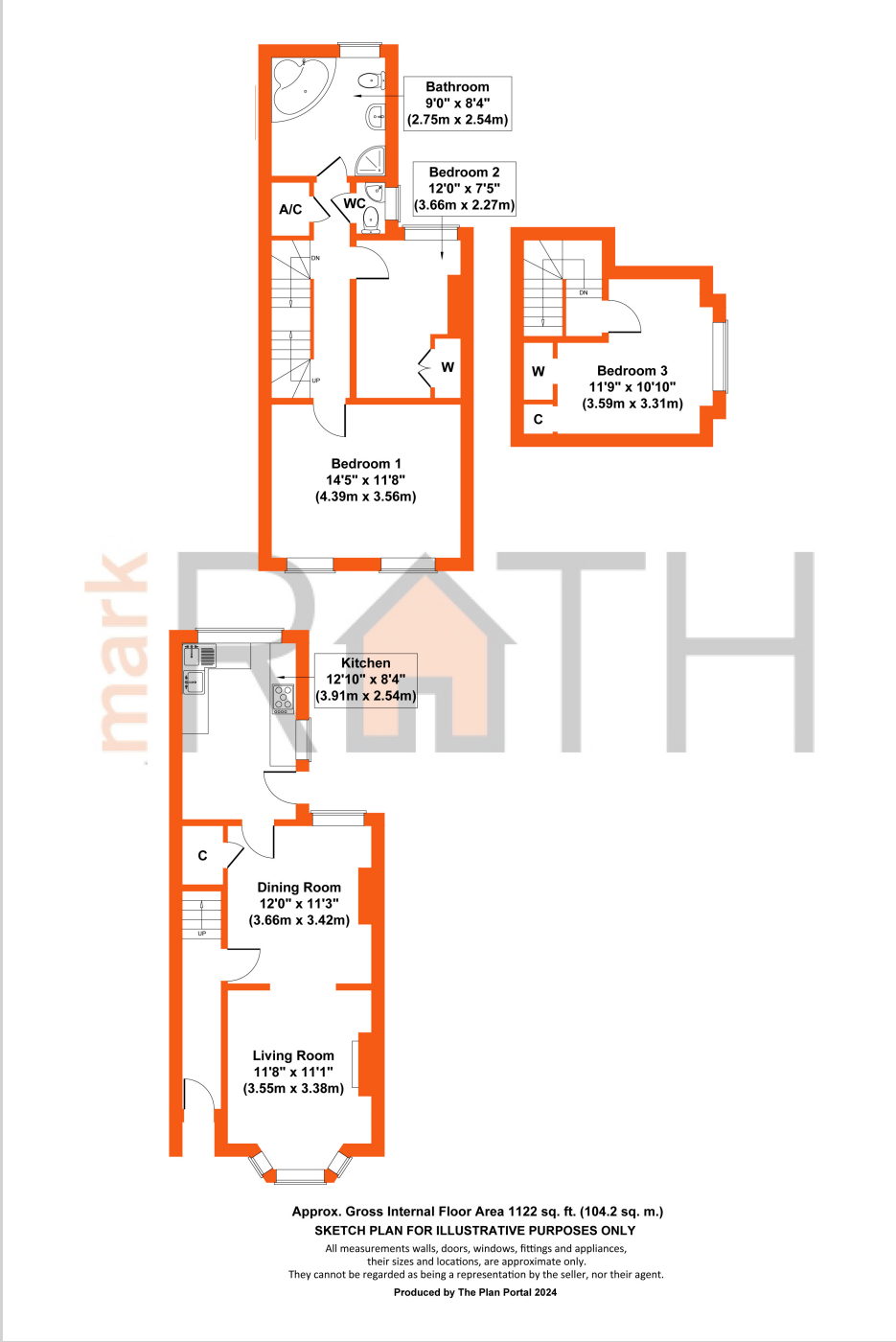
An attractive older style semi detached family home with 1122 sq ft of accommodation, a secluded 95 ft garden and driveway parking; a rarity so close to town at this price range, all within a level four minute walk of Waitrose. The accommodation which is in need of general updating comprises: entrance hall, double aspect living/dining room (formerly two separate reception rooms) kitchen with freestanding oak kitchen opening out to the rear garden. On the first floor there is a sizable main bedroom, second bedroom and white four piece bathroom. On the top floor there is a spacious double bedroom. For more detailed material property information please click on the various brochure links.

£680,000 Freehold





| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|---|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 80 |
| (55-68) | D | | |
| (39-54) | E | 41 | |
| (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.



Mark Rath Residential
 4A Old Row Court Rose Street
 RG40 1XZ

info@mrrresidential.co.uk
 www.mrrresidential.co.uk
 01183 347348