

41, Howard Road Wokingham RG40 2BX




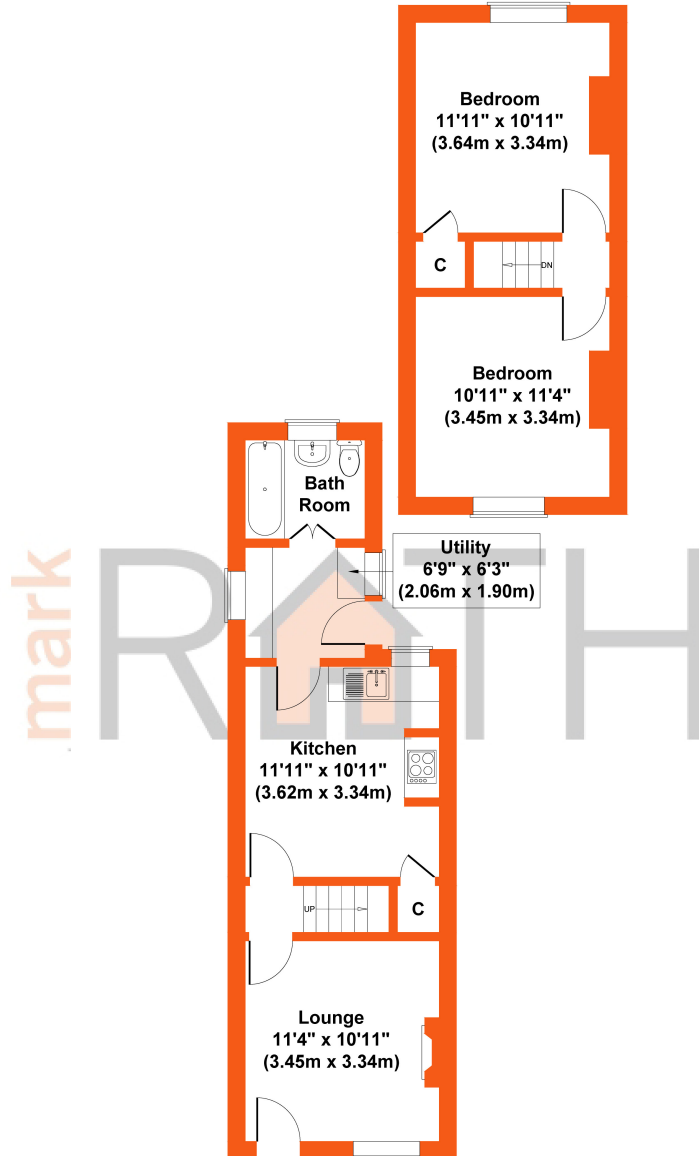
Located within c.350 metres to the Market Place along a no through road and offered for sale with no onward chain, a cosy semi-detached cottage with a south westerly aspect garden. The 674 sq ft of accommodation comprises two double bedrooms to the first floor. Downstairs there is a front aspect living room, separate dining room, kitchen with separate utility room and a bathroom. The property has gas radiator heating and uPVC double glazing. Outside there is a rear garden measuring c.57 ft in length (from the bathroom wall) and comprises mainly lawn with an assortment of shrubs, small summerhouse and a shed at the rear, with gated side access to the front where there is off road parking for a vehicle. The property has an EPC rating of D.

£400,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	57	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC 



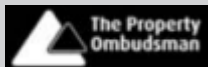
Approx. Gross Internal Floor Area 674 sq. ft. (62.6 sq. m.)

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 2024



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.