

7, Ellison Way Wokingham RG40 2AB



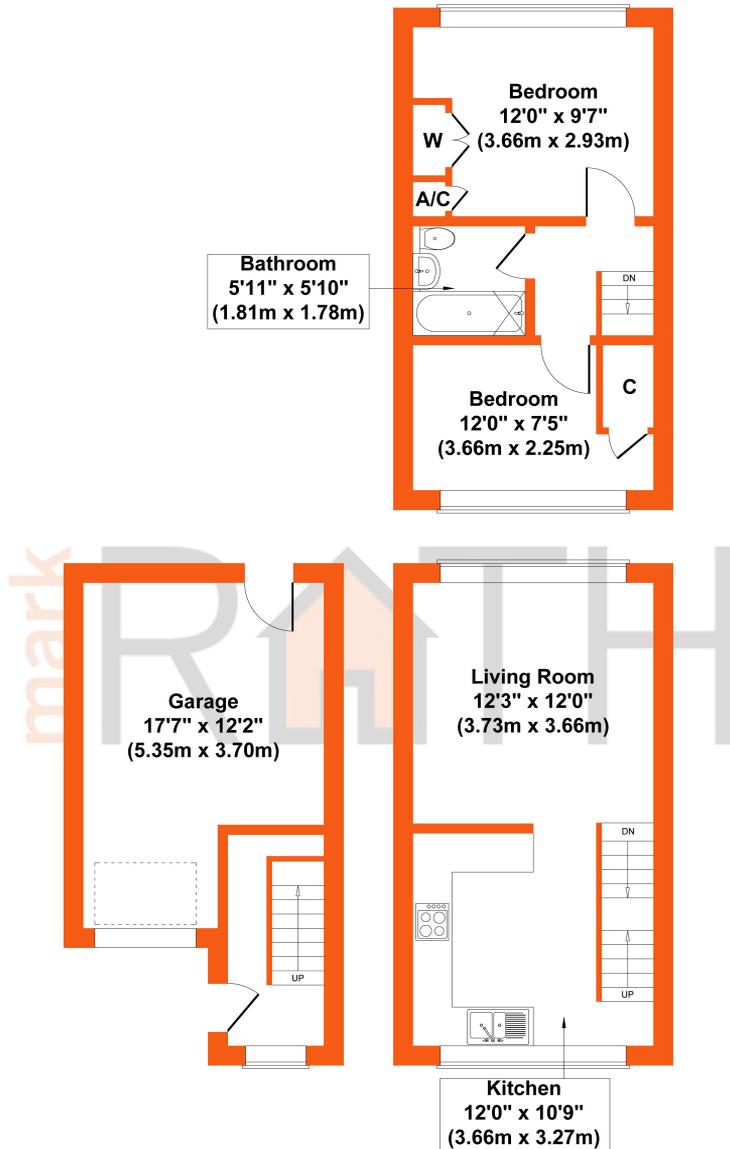
This rarely available two bedroom Freehold terrace home is situated right in the heart of town and a short walk from the train station. Ellison way is accessed via the spectacular Elms Field development with its many bars, shops and Everyman Cinema. The accommodation which amounts to 813 sq ft and includes an integral garage and driveway parking comprises: Entrance hall, stairs leading up onto the first floor, good sized bright and airy living room leading into a front facing kitchen. Open plan stairs lead up to a landing, two double bedrooms and a bathroom. The ground floor of the property is a larger than average garage with access out into the enclosed rear garden, some of the neighbouring properties have converted the garage into living accommodation. If you are looking for a peaceful Freehold town centre location literally within seconds of two major big brand supermarkets, coffee shops and restaurants then there is nothing comparable in this price range currently.

£335,000 Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(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 813 sq. ft. (75.5 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.