

## 89, Chatsworth Avenue Wokingham RG41 5EW



Offered to the market with no onward chain a spacious staggered terrace property offering 1,062 sq feet of accommodation. The entrance porch leads to the entrance hall with living room at the front and kitchen/breakfast room at the rear which leads to the timber lean-to conservatory. There is also a downstairs cloakroom. On the first floor there are three good size bedrooms and a shower room. The property has an EPC rating of D with gas radiator heating and uPVC double glazing. Outside there is a low maintenance front with driveway parking and at the rear is a south westerly aspect garden of c.60' which has a patio area with a pathway to the end and generally comprising shrubs/vegetable patch with an area of block paving. For more detailed material property information please click on the various brochure links.

£425,000 Freehold

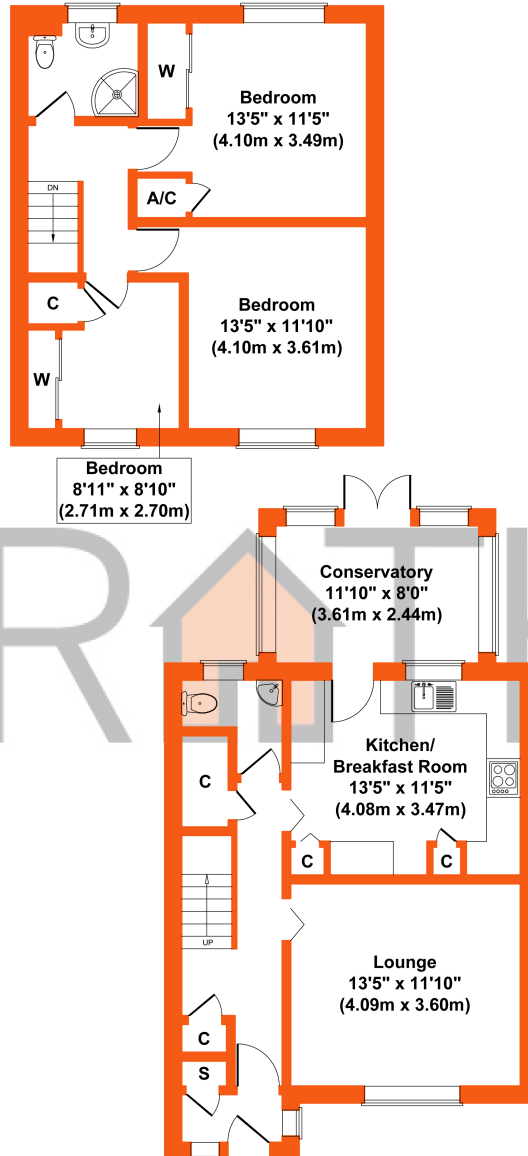








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



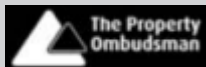
**Approx. Gross Internal Floor Area 1062 sq. ft. (98.7 sq. m.)**

**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 2025



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.