

## 23, Waterloo Road Wokingham RG40 2JE




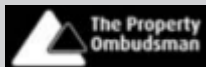
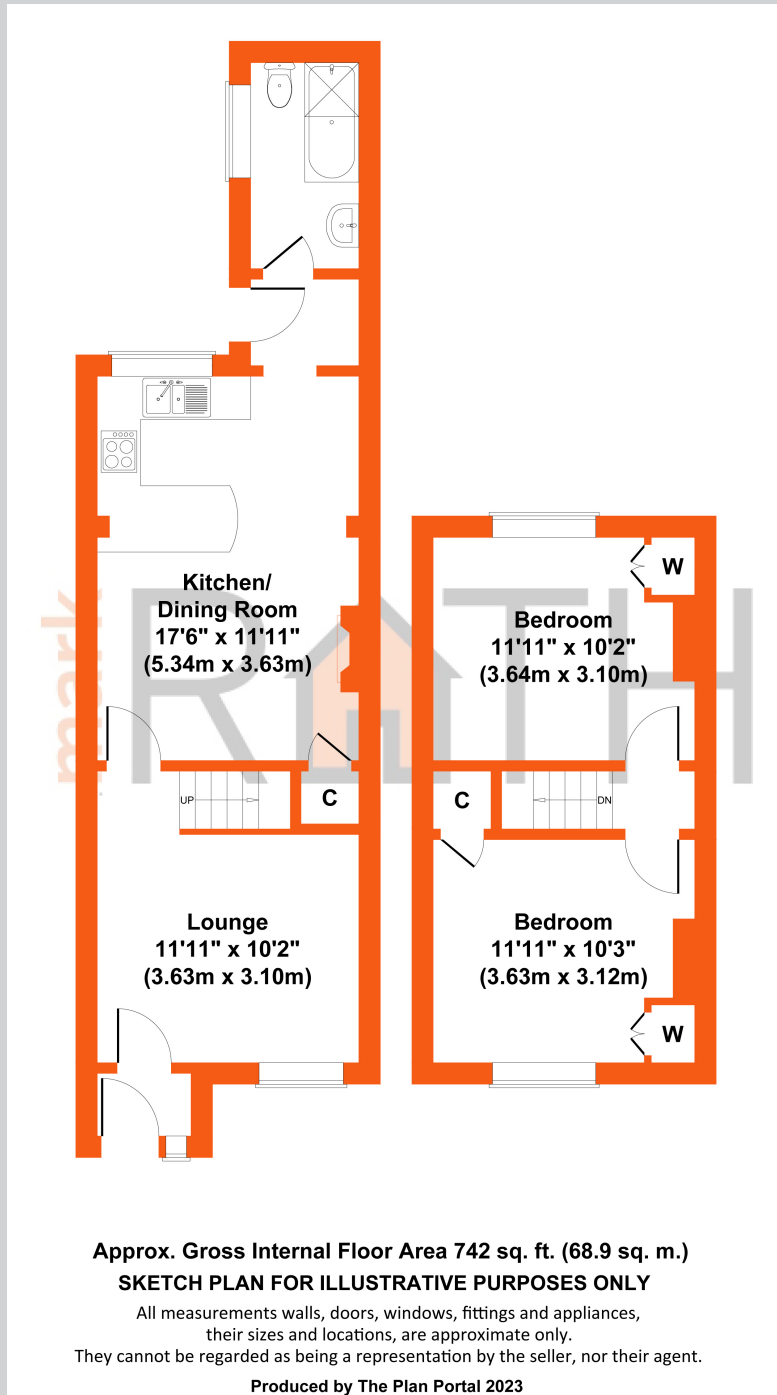
Situated within walking distance to Wokingham Town Centre is this two bedroom Victorian terraced house. The accommodation which amounts to 742 Sq f comprises: Entrance porch, living room, open plan kitchen diner leading onto a newly refitted bathroom. To the first floor are two good sized double bedrooms with built in wardrobes. South east facing garden with a garage to the rear of the property which is accessed off Waterloo Crescent.

£450,000 Freehold





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>69</b>	
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>			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.