

20, Deacon Close Wokingham RG40 1WF



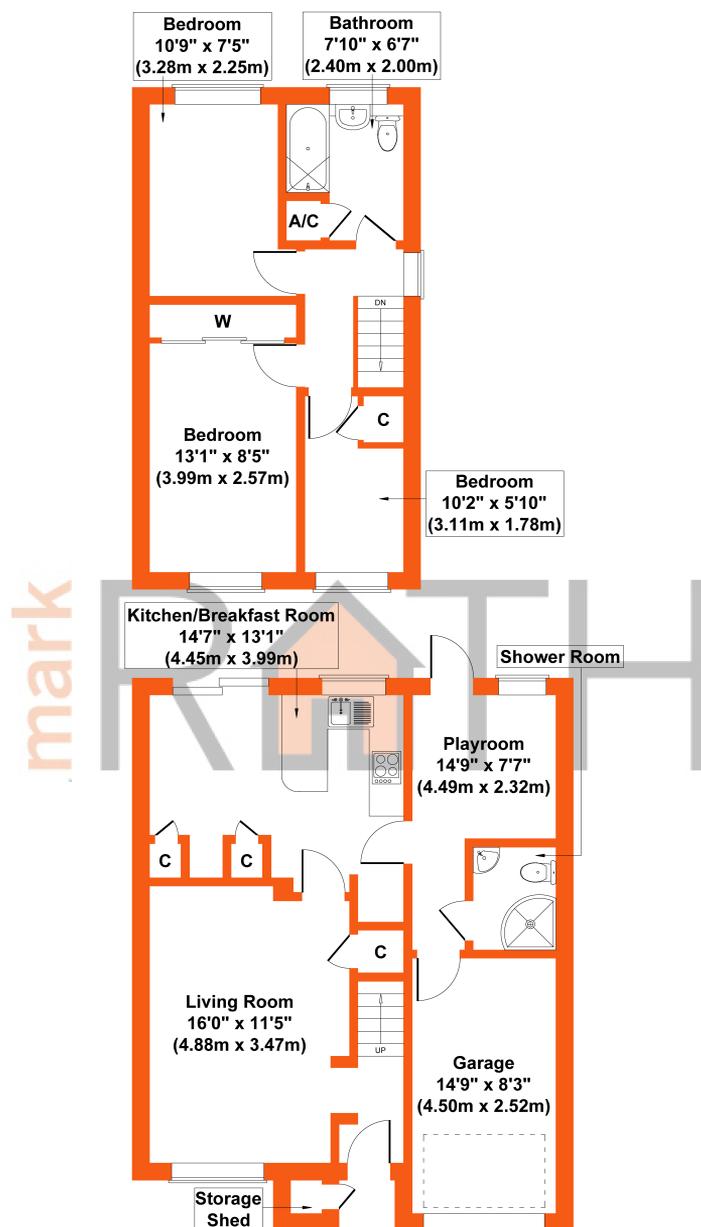
Offered for sale with a closed chain above. Located on the desirable Glebe Park development a 15 minute walk to the centre of Wokingham, a rarely available three bedroom semi-detached property having undergone significant improvement by the current owners. The smartly presented accommodation of c.1,051 sq feet comprises on the ground floor: entrance hallway, living room, refitted kitchen/dining room, family room and shower room (both created from the rear of the tandem garage). On the first floor there are three bedrooms and a modern three-piece bathroom suite. Outside there is a south westerly aspect rear garden, single garage at the side with driveway parking and the front garden. The property has recently had a new gas radiator heating system installed and uPVC double glazed windows and doors and has an excellent EPC rating of C. Glebe Park, largely built by Laing Homes, is a well-established community featuring a variety of thoughtfully designed homes, ideally positioned near to open green spaces and the amenities of Cantley Park. The location is ideal, within walking distance of Wokingham town centre, easy access to the motorway network and good public transport links. For more detailed material property information please click on the various brochure links.

£530,000 Freehold





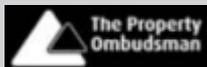
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		84
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 



Approx. Gross Internal Floor Area 1051 sq. ft. (97.6 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.



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.