

3, Highfield Close Wokingham RG40 1DG




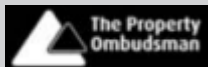
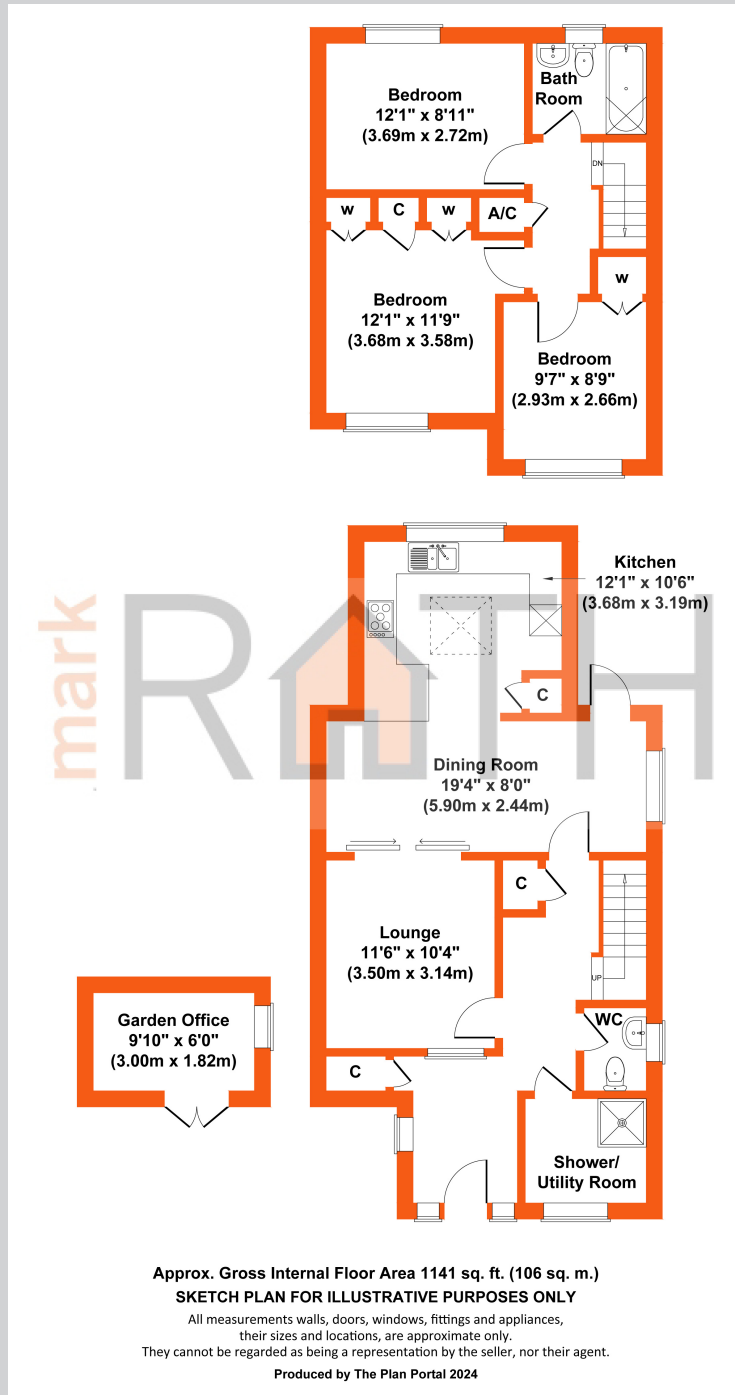
A beautifully presented, modernised and extended energy efficient EPC-C, end of terrace home in a quiet, no through, town centre road with residents' parking, garage in block and overlooking a peaceful central green. The spacious accommodation which amounts to 1141 sq ft comprises: extended reception hall with useful newly fitted utility/shower room, additional refitted cloakroom, living room plus an extended light and bright kitchen/dining room with large skylight window. On the first floor there are three double bedrooms along with a refitted bathroom. The rear garden faces east and features a fully wired 'garden office'. The front garden is laid to gravel and 'unofficially' used as a parking space as permission for parking has been refused. No.3 Highfield Close, whilst freehold, is surrounded by communal areas which attract annual fees of £20 ground rent without review plus c.£322 service charge paid to FirstPort property services.

£550,000 Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			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.