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ESTATE AGENTS

31 Nashgrove Lane, Finchampstead, Wokingham



Long rear garden – about 115 feet.

Suitable for modernisation and improvement and extension subject to planning.

Many other properties, including the adjoining property, have been substantially extended.

Two double bedrooms, bathroom with WC, entrance hall with cupboards, lounge/dining room, conservatory, breakfast room, kitchen.

Gas fired central heating with radiators throughout.

Enclosed front and rear gardens, with long driveway for parking leading to garage and outbuilding.

Established, if a little overgrown, gardens about 34 x 200 feet.

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or w@martinpole.co.uk

Price Guide £450,000

31 Nash Grove Lane, Finchampstead, Wokingham RG40 4HE

DESCRIPTION/LOCATION: A detached bungalow in a road of individual houses and bungalows. The opportunity to extend, replace or at least modernize ensures a likely range of prospective purchasers. Some years ago there was an extension to the front of the property – resulting in extensions to the two bedrooms, whilst at the rear there has been a conservatory added. However the property has not been well maintained in recent years and is now suitable for an overhaul, extension or even replacement, subject to planning.

Nash Grove Lane is considered a popular road in the Parish of Finchampstead and about 3 miles to the south of Wokingham Town Centre. There are local shops and schools for children to 11 years of age and for secondary schools there is now a shared five school catchment, four of which currently offer Sixth Form education. Just to the south there is some lovely countryside of Finchampstead, including Finchampstead Bridges and Simons Wood. Wokingham Town Centre offers train services on the Reading to London (Waterloo line) and also the Guildford/Gatwick line. Services to Guildford and Gatwick are also available from Crowthorne station. Finchampstead is approximately equidistant between the M3 and M4 motorways and is well placed for a number of major towns, including Wokingham, Reading, Bracknell, Camberley and Basingstoke.

The accommodation comprises:

Entrance Hallway:	L shaped, two built in cupboards, one with electricity meters, radiator, access to roof space.
Bedroom One:	17' x 11' with radiator
Bedroom Two:	15'9 x 9' average with radiator
Bathroom:	Shower cubicle, pedestal wash hand basin, low level WC and radiator
Lounge/Dining Room:	18'2 x 10' extending to 12', fire place with inset gas fire, double radiator and double sliding patio doors to
Conservatory:	13' x 7' with doors to garden
Breakfast Room:	11' x 11' with cupboard housing wall mounted Vaillant gas fired boiler for central heating and domestic hot water, leading to
Kitchen:	14'6 x 7'10 extending to 8'9. Range of floor and wall mounted cupboards. Door to side and door to Conservatory.
Outside:	
	Garage with outbuilding beyond 26'4 max x 9'4

The Gardens:

There is a low level retaining brick wall at the front with driveway and adjoining formal garden with shrubs and an area of lawn. The driveway extends beyond the bungalow to the garage at the back and there is pedestrian access to the rear garden. Undoubtedly this has been an important and fine feature, with patio, formal garden and raised beds, all well screened and with mature borders. However in recent years the gardens have become a little overgrown but no doubt could be reinstated to their former glory. Average width about 34 feet with overall depth of 200 feet thereby extending almost one sixth of an acre.

Services: Mains, water, gas, electricity and drainage are connected. Gas fired central heating with the Valliant wall mounted boiler in a cupboard in the breakfast room.

Energy Efficiency Rating: The property was assessed at D61 in May 2020. An Energy Performance Certificate lasts for 10 years unless superseded.

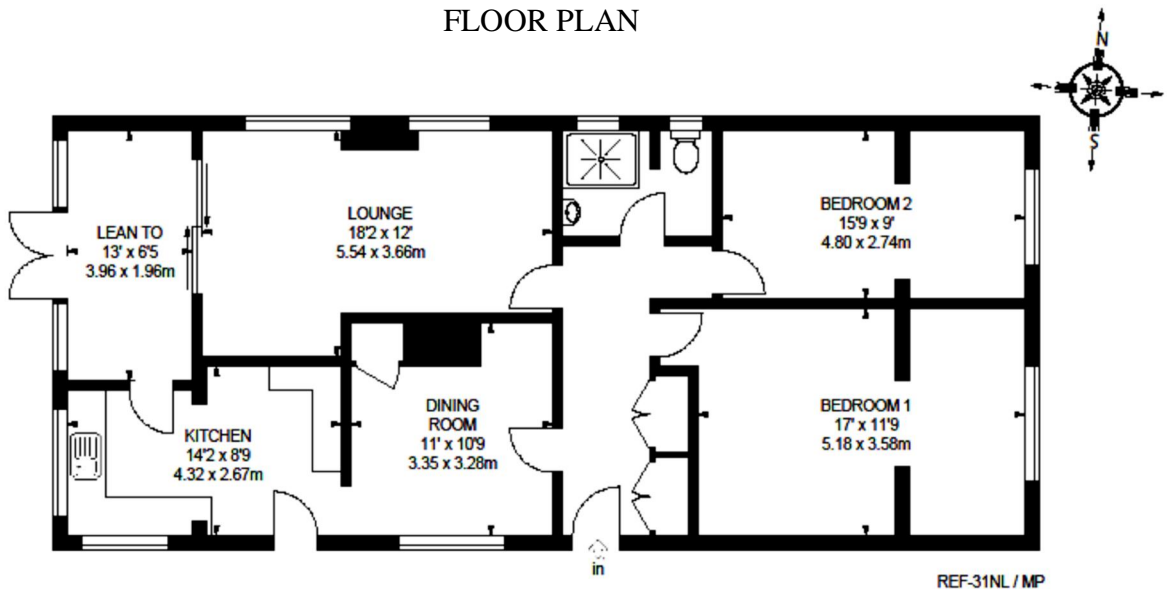
Council Tax Band: E

Tenure: Freehold with vacant possession upon completion of the purchase.

VIEWING: Strictly by appointment with the Owner's Sole Agents Martin & Pole. Tel: 0118 978 0777 or Email: w@martinpole.co.uk
We propose to have a limited number of open viewings at the property. These will be by appointment only and conducted at 10 minute intervals. No-one will be permitted access to the property without prior appointment and appropriate screening.

IMPORTANT NOTICE: Please note that we have not checked whether any extension or alterations to the property comply with planning or building regulations. This should be checked by your solicitor or surveyor. We have endeavoured diligently to ensure the details of this property are accurate, however all measurements are approximate and none of the statements contained in these particulars are to be relied on as statements of fact. They do not constitute any part of an offer or contract. We have no authority to make any representation or give any warranty whatever in relation to this property. We have not tested the services, appliances or fittings referred to in the details. School catchment zones are verified as far as possible with the local authority but cannot be guaranteed, nor do they necessarily guarantee a place in the school. We recommend that each of the statements is verified and the condition of the property, services, appliances and fittings is investigated by you or your advisers before you finalise your offer to purchase or you enter a contractual commitment.
Fo : 36775/DCA

FLOOR PLAN



APPROX. GROSS INTERNAL FLOOR AREA 1045 SQ FT / 97.08 SQ M

This plan is for layout guidance only. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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