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Martin & Pole
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ESTATE AGENTS

Nine Mile Ride, Finchampstead RG40 3NT



A well maintained, mature detached bungalow
Popular Nine Mile Ride location
Suitable for some improvement or possible extension
No chain

Master bedroom with en suite shower room, 3 further bedrooms, family bathroom, lounge, kitchen/breakfast room, study, conservatory, garage.

Excellent forecourt parking.

Mature rear gardens.

NB. The sale is subject to a Grant of Probate. The marketing and exchange of contracts is conditional upon the Grant of Probate which is anticipated in February 2021.

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

Price Guide £625,000 Freehold

270 Nine Mile Ride, Finchampstead RG40 3NT

DESCRIPTION/LOCATION:

A mature and very well maintained detached bungalow with scope for some modernisation but with the very real potential to enlarge by utilizing the large roof space, subject to planning consent. Whilst the room layout could be reconfigured the current configuration provides ideal home office accommodation. Outside there is extensive forecourt parking and a good size and well stocked rear garden.

Nine Mile Ride is a popular residential location with a variety of amenities close by at California Cross Roads. Wokingham Town Centre is approximately 4 miles distant whilst access to the M3 and M4 motorways are both within comfortable driving distance.

The accommodation comprises:

- Entrance Hall:** with radiator, access to roof space.
Lounge: rear aspect with radiator, brick open fireplace, sliding patio doors leading to conservatory with a single and double doors leading to patio.
Kitchen/Breakfast Room: comprising work surface with inset single drain sink unit with mixer tap, integrated four ring hob, a range of cupboards and drawers beneath, plumbing and space for fridge, washing machine and dishwasher (included in the sale), complementary range of wall mounted cupboards. Further working surfaces with built in Neff oven and microwave over, floor to ceiling storage cupboards, base units with drawers.
Study: with radiator
Bedroom 1: with radiator, range of fitted wardrobes with sliding mirrored doors
En suite shower room: comprising low level WC, wash hand basin, shower cubicle with Mira shower unit, radiator
Family bathroom: comprising low level WC with oval shaped vanity wash hand basin with cupboards beneath, shower cubicle with Mira shower unit, radiator, panel enclosed bath.
Bedroom 2: with a range of built in wardrobes
Bedroom 3: with radiator, built in wardrobe
Bedroom 4: with radiator

Outside: attached garage with up and over door, personal rear door, light and power.

The gardens: to the front of the property the garden is bounded by mature hedging giving a degree of privacy leading to an extensive brick paved forecourt and parking area, attractive shrub and hard landscaping to the perimeter. Pedestrian side access leads to the rear gardens which are well fenced and planted to the with mature shrubs and trees. There is an extensive lawned area and patio adjoining the conservatory. Two garden sheds and a further patio area adjoining the rear boundary. The gardens enjoy a southerly aspect over woodland to the rear. Outside tap.

Services: Mains, water, gas, electricity and drainage are connected. Gas fired central heating.

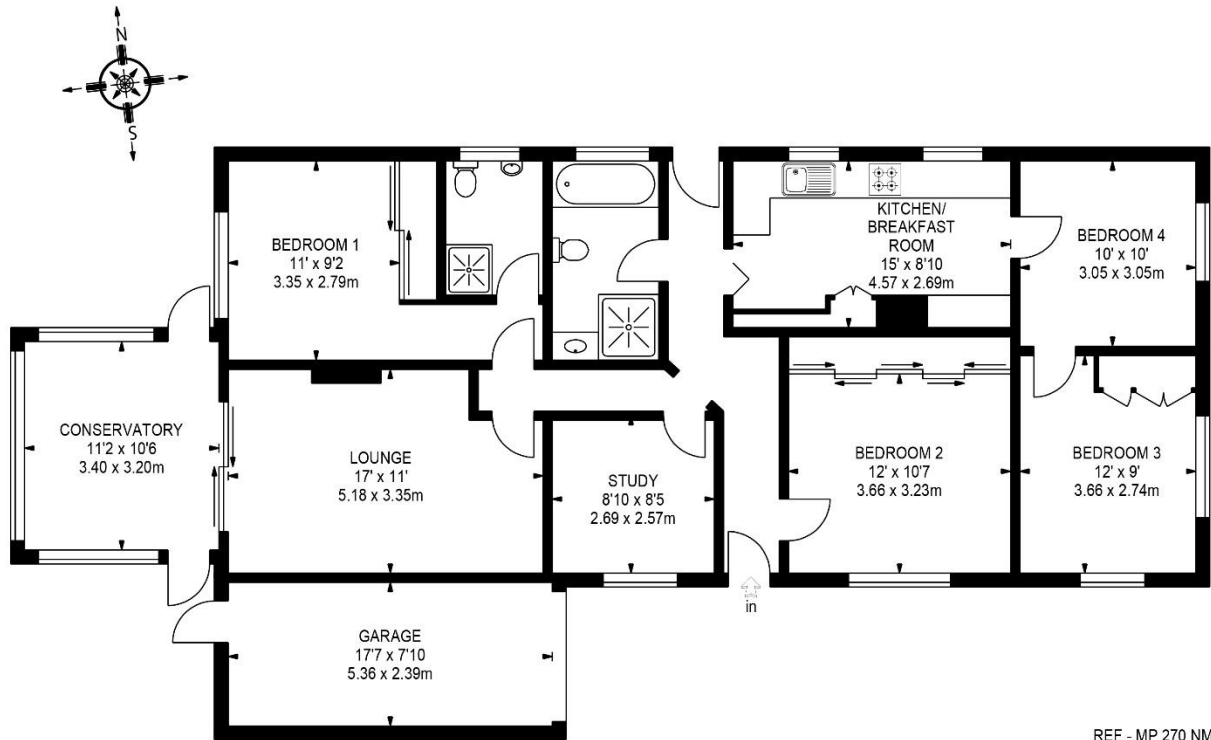
Energy Efficiency Rating: D65

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

Viewing: Strictly by appointment with the Owner's Sole Agents Martin & Pole. T. 0118 978 0777 or Email: residentialsales@martinpole.co.uk



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 :36783/DCA



REF - MP 270 NMR



APPROX. GROSS INTERNAL FLOOR AREA 1431 SQ FT / 132.94 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. Estate Services © 2020 www.estateserviceseps.co.uk



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