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ESTATE AGENTS

49 Kesteven Way, Wokingham RG41 3AD



Exceptionally well presented two bedroom end of terrace house
Peaceful location in short cul de sac
Backing onto parkland

NO ONWARD CHAIN

2 double bedrooms, bathroom, lounge, kitchen/dining room. Gas fired central heating. Low maintenance fenced south east facing rear garden. Backs onto a park. Allocated parking space and a garage.



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

Price Guide £335,000

49 Kesteven Way, Wokingham RG41 3AD

DESCRIPTION/LOCATION: A well present end of terrace built by Bryant Homes – a highly respected house builder. The property is currently Let, but it is anticipated vacant possession will be available around November/December 2021. The sale would, of course, be subject to vacant possession.

Kesteven Way is a short cul-de-sac adjacent to a park and within easy walking distance of a local Supermarket. There are two Primary Schools and a Health Centre on Woosehill. Wokingham town centre is about 1.5 miles – a similar distance to the railway station.

This house may well be of interest to a first time buyer- it would make a lovely home.

The accommodation comprises:

On the First Floor:

- Bedroom 1:** 13'1 x 9' with double built-in wardrobe, radiator.
Bedroom 2: 11'6 x 8'3 with double built-in wardrobe, radiator
Bathroom: panelled bath with separate shower attachment, pedestal wash hand basin, low level W.C., radiator.
Landing: with access to roof space.

On the Ground Floor:

Entrance Hall

Lounge: 15'5 x 9'10 with attractive bay window, cupboard housing gas fired boiler for central heating and domestic hot water.

Kitchen/

Breakfast Room: 13'1 x 8'5 across the back of the house with modern fittings include sink unit, wall mounted cupboards and room divider with further storage, patio door to rear garden

Single Garage: In nearby block. Allocated parking.

Outside: The garden at the front is open plan with an area of lawn. There is a pathway beside the house leading to the rear garden. The garden at the rear is fully fenced, mainly lawn with a small patio and parkland beyond.

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

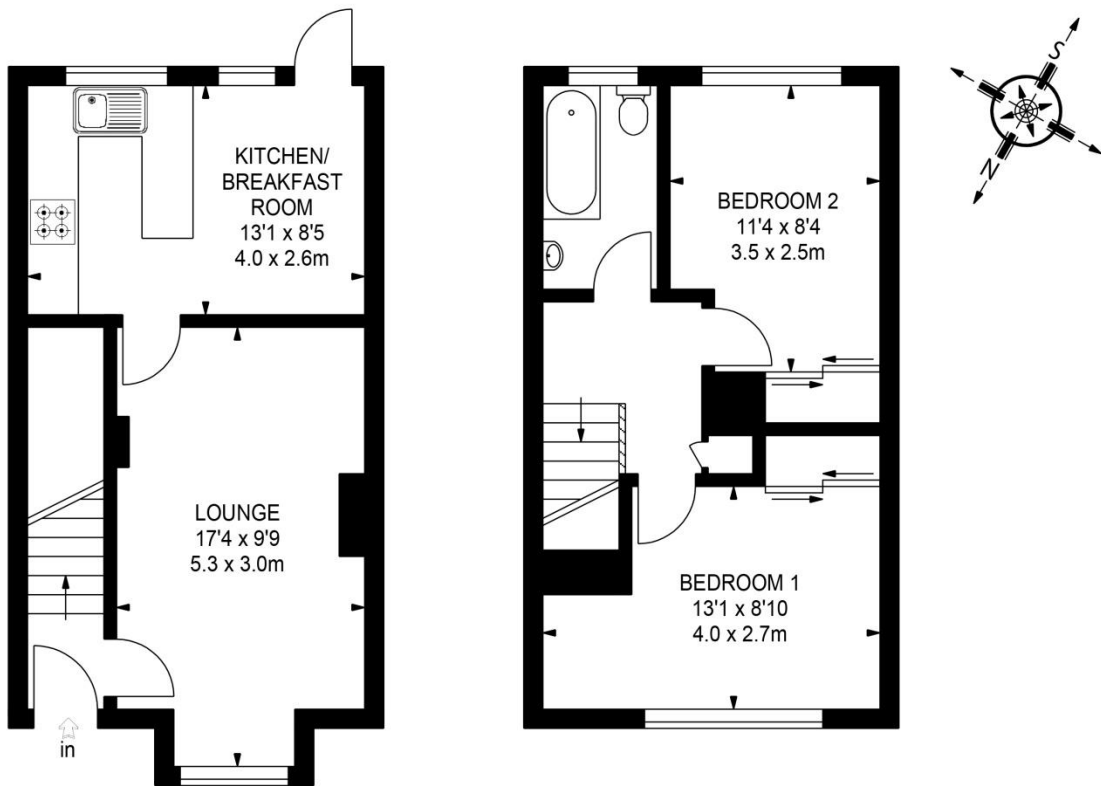
Energy Efficiency Rating: D68

Council Tax Band: C

Viewing: Strictly by appointment with the Owner's Sole Agents Martin & Pole. T. 0118 978 0777 or E 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.

FLOOR PLAN



APPROX. GROSS INTERNAL FLOOR AREA 659 SQ FT / 61.22 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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