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Residential & Commercial Estate Agents  
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## 51 Kesteven Way, Wokingham. RG41 3AD



**A very well presented 2 bedroom end of terraced house  
Peaceful location in a short cul-de-sac  
Parkland and local amenities close by**

**2 Double Bedrooms, Bathroom, Lounge/Dining Room, Refitted Kitchen,  
Secure larger than average rear gardens, Garage in nearby block.**

For further information or an appointment to view please contact our Wokingham branch on 0118 978 0777 or [residentialsales@martinpole.co.uk](mailto:residentialsales@martinpole.co.uk)



Price Guide £370,000 Freehold

# 51 Kesteven Way, Wokingham. RG41 3AD.

**DESCRIPTION/LOCATION:** A well presented end of terraced property built by Bryant Homes. The present owners have considerably upgraded the property, improvements include refitted kitchen, cavity wall insulation, replacement double glazed windows and doors, replacement boiler still under warranty, insulated loft space, which has been part boarded.

Kesteven Way is a short cul-de-sac adjacent to a park and within easy walking distance 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 will make a lovely home.

## **The accommodation comprises:**

### **On the First Floor:**

**Bedroom 1:** front aspect with built-in double wardrobe, further over stairs storage cupboard.

**Bedroom 2:** rear aspect built-in double wardrobe.

**Bathroom:** comprising panelled bath with separate Creda shower over, pedestal wash hand basin, low level W.C..

**Landing:** with airing cupboard, replacement boiler, access to loft space.

### **On the Ground Floor:**

#### **Entrance Hall:**

**Lounge/Dining Room:** with attractive bay window.

**Kitchen/Breakfast Room:** across the back of the house refitted to include extensive work surfaces and a complementary range wall mounted storage cupboards, four ring gas hob with oven beneath, space and plumbing for washing machine and dishwasher, built-in fridge/freezer, door to rear garden.

Outside:

**Single Garage in nearby Block.**

**Allocated Parking.**

The garden at the front is open plan with an area of lawn. There is a pathway with gated side access leading to the rear gardens. The rear garden is fully fenced and laid mainly to lawn with a patio area and vegetable plot. To the side of the property is a useful hard standing area and timber garden shed.

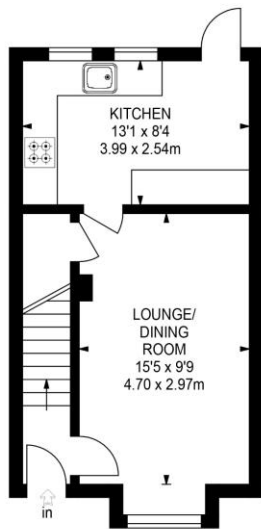
**Services:** Mains, water, gas, electricity, drainage are connected. Gas fired warm air central heating .

**ENERGY EFFICIENCY RATING – C71.**

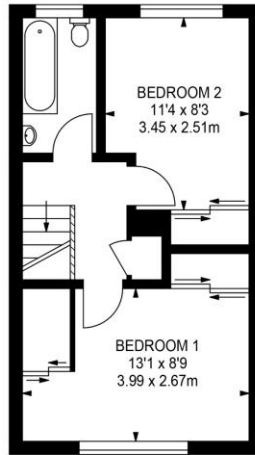
**COUNCIL TAX BAND C.**

**Viewing:** Strictly by appointment with the owner's Sole Agents Martin & Pole – 0118 978 0777 or email [residentialsales@martinpole.co.uk](mailto: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.



GROUND FLOOR



FIRST FLOOR



REF-51KW/MP



APPROX. GROSS INTERNAL FLOOR AREA 639 SQ FT / 59.36 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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