

43 Barkham Ride, Finchampstead



Lovely setting close to countryside

Local shop, bus stop virtually outside with services between Reading and Wokingham town centre about three miles

NO ONWARD CHAIN

2 Bedrooms, Bathroom with bath and separate shower cubicle, Sitting Room, well fitted Kitchen, Walk-in Larder/Utility Area, Conservatory

Gas fired central heating, single car parking space at the rear, attractive gardens with lawn, patio and feature pond

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

43 Barkham Ride, Finchampstead, Wokingham. RG40 4EX.

DESCRIPTION/LOCATION: A semi detached bungalow in a popular setting about three miles south of Wokingham and within a short walk of some lovely stretches of countryside immediate amenities include a local shop and bus stop (regular services between Reading and Wokingham) whilst a little further away at the Nine Mile Ride crossroads there are other shops and a school for children to eleven years of age. The property is a shared catchment for five Secondary Schools with the nearest being Bohunt at Arborfield.

The property is set well back from the road with attractive brickwork elevations with inset stonework panels beneath an interlocking tiled roof. With the living room and bedroom at the front and the main bedroom, main reception room and the kitchen across the back of the rear. There is also a good sized bathroom with bath and separate shower cubicle as well as wash basin and W.C. There is side access beside the bungalow to the rear garden, which is an attractive and important feature and there is a gate to the single car parking space at the rear.

The accommodation comprises:

Entrance Hall: with coats cupboard, radiator.

Bedroom 1: 12'6 x 9' with radiator, wall safe, cupboard.

Bedroom 2: 11'8 x 8' max. with access to roof space, radiator.

Bathroom/Shower Room: with large corner bath with shower attachment, separate shower cubicle, pedestal wash hand basin, low level W.C., tiled floor, part tiled walls.

Front Sitting Room: 13'9 x 11'10 with fireplace, radiator, laminate flooring.

Kitchen: 12' x 8'3 well fitted with one and a half bowl stainless steel sink unit adjoining worktop with cupboards and drawers below, plumbing for washing machine, 1 x 3 and 2 x 2 wall mounted cupboards, further cupboard housing Ideal Standard gas fired boiler, worktop with cupboards and drawers below, gas hob and electric oven, three walls tiled, some recessed lighting, radiator.

Larder/Utility Area: 5 x 3'.

Conservatory: 15' x 7' with radiator and door to garden.

Outside:

Single car parking space – at the rear with gate from garden to car parking space.

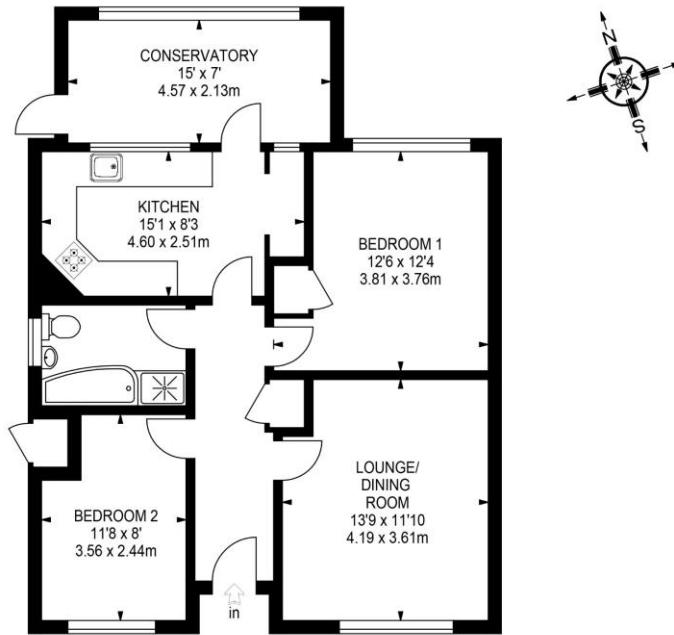
Gardens: The property is set quite well back from the road with grass verges and pavement and a footpath to the front door. There is access beside the property to the rear garden, which includes an area of lawn, paths, pond and patio. The boundaries include some fencing, hedging and a brick wall and there are established shrubs making this an important and attractive feature. There are also range of garden ornaments, which will be included in the sale.

ENERGY EFFICIENCY RATING – D64.

COUNCIL TAX BAND – C.

VIEWING: Strictly by appointment with the owner's Sole Agents Martin & Pole. Telephone 0118 978 0777. 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:36845/DCA



REF - MP / 43BR



APPROX. GROSS INTERNAL FLOOR AREA 773 SQ FT / 71.81 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 © 2022 www.estateservicespcs.co.uk



Wallis House
27 Broad Street
Wokingham
RG40 1AU
T: 0118 978 0777
w@martinpole.co.uk

The Auction House
Milton Road
Wokingham
RG40 1DB
T: 0118 979 0460
a@martinpole.co.uk

Fine & Country
Wallis House
27 Broad Street
Wokingham RG40 1AU
T: 0118 989 4499
wokingham@fineandcountry.com

Associated Office:
16 The Parade
Silverdale Road
Earley Reading RG6 7NZ
T: 0118 926 4422
e@martinpole.co.uk

www.martinpole.co.uk



0118 978 0777