

Property ref: 161766



## Havelock Road, Wokingham, RG41 2XU

**£1,695 PCM**



A Two Plus One Newly Refurbished Victorian Semi Detached Property Within A Short Walk To Wokingham Town And Train Station. Property Comprises An Entrance Hallway, Bay Fronted Living Room, Dining Room, Modern Fitted Kitchen And Newly Fitted Bathroom. Upstairs The Property Provides Two Double Bedrooms With The Main Bedroom Having Direct Access To The Third Which Can Either Be Used As A Study Or Single Bedroom. The Property Further Benefits From A Private Rear Garden And Permit Parking. Gas Central Heating. Unfurnished. EPC Rating D. Council Tax Band C.

**Available 13/05/2024**

- Newly Refurbished Two Plus One Family Home
- Short Walk To Wokingham Town And Train Station
- Modern Fitted Kitchen
- Newly Fitted Bathroom
- Unfurnished

\*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)  
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

**0118 9776 776**

**[lettings@michael-hardy.co.uk](mailto:lettings@michael-hardy.co.uk) [www.michael-hardy.co.uk](http://www.michael-hardy.co.uk)**

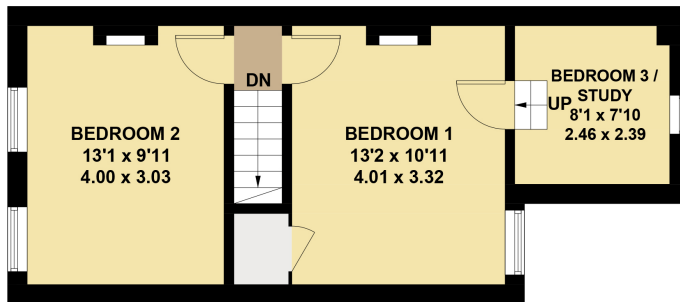
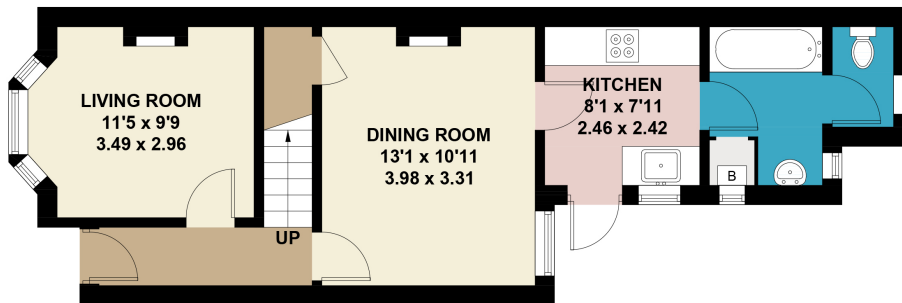
**Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU**





**Havelock Road, Wokingham**

Approximate Gross Internal Area = 843 sq ft / 78.3 sq m

**FIRST FLOOR****GROUND FLOOR**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID 1075733)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy