

Property ref: 137827



Norreys Avenue, Wokingham, RG40 1UH

£2,100 PCM



A Four Bedroom Detached Family Home Walking Distance To Wokingham Town And Local Schools. Property Comprises An Entrance Hallway, Cloakroom, Spacious Living Room With Access To The Garden, An Additional Family Room Or Office, Fitted Kitchen/Dining Room With Modern Appliances, Four Generous Double Bedrooms, En-Suite To The Main Bedroom , Family Bathroom With Shower Above Bath. The Property Further Benefits From A Driveway And Private Rear Garden. Two Rear Garden Offices With Storage Shed Not On Plan. Gas Central Heating. EPC Rating C. Council Tax Band E. Part Furnished

Available 28/05/2024

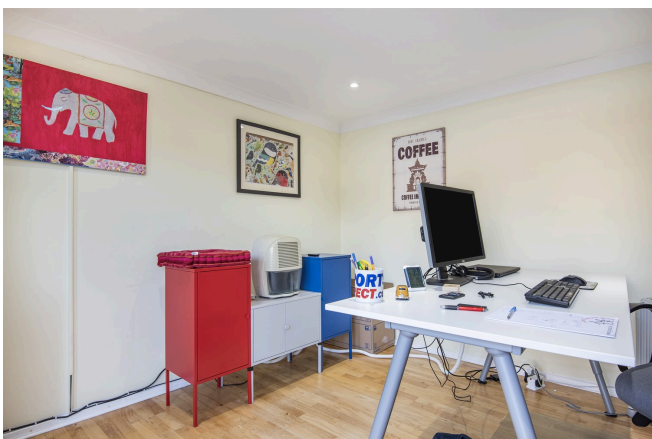
- Four Bedroom Detached Family Home
- Walking Distance To Wokingham Town And Local Schools
- Large Living Room With Access To The Garden
- Fitted Kitchen/Dining Room With Appliances
- Driveway And Private Rear Garden
- Part Furnished

*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
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 www.michael-hardy.co.uk

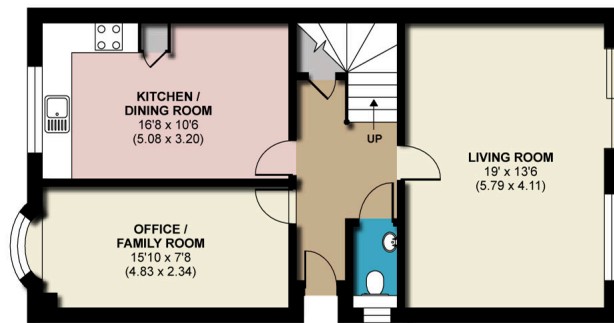
Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU



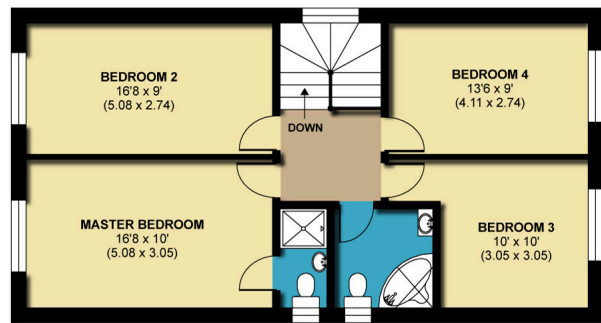


Norreys Avenue, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 1450 SQ FT 134.7 SQ METRES



GROUND FLOOR



FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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