

Property ref: 144052



Sirius Close, Wokingham, RG41 3DT

£1,900 PCM



A Well Presented 3 Bedroom Detached House. 2 Double Bedrooms And Further Single, Family Bathroom, Entrance Hallway, Cloakroom, Fitted Kitchen/ Breakfast Room, Spacious Lounge / Dining Room, GCH Rads. EPC band C. Council Tax Band D. Unfurnished.

Water Supply; Mains

Drainage Info; Mains

Electricity Supply; Mains

Broadband/Mobile info; Connections Available. For An Indication Of Specific Speeds And Supply Of Broadband And Mobile, We Advise Applicants Go To The Ofcom Website 'Broadband And Mobile Coverage Checker'

- 3 Bedrooms
- Family Bathroom
- Gas Central Heating
- Single Garage
- Spacious Lounge/Dining Room
- Unfurnished

Available 31/07/2024

*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



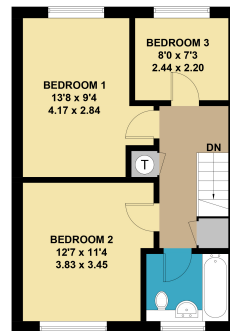
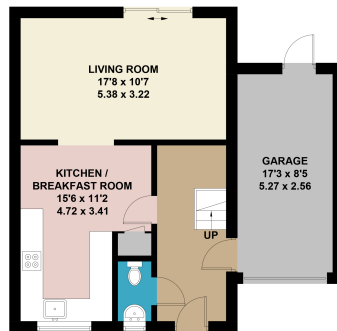


EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
92-100	A		
81-91	B		85
69-80	C	69	
55-68	D		
39-54	E		
21-38	F		
1-20	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

Sirius Close, Wokingham

Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft (Including Garage)



GROUND FLOOR

FIRST 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. (DWR/120)
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy