

Property ref: 137743



## Outfield Crescent, Wokingham, RG40 2EU

**£1,895 PCM**



Central Wokingham Three Bedroom Mid Terraced Property. Entrance Hallway, Cloakroom, Spacious Understairs Storage, Dual Aspect Spacious Living Room With Patio Doors To Garden, Modern Generous Kitchen/Dining Room With Built-In Appliances Including Dishwasher, With Further Patio Door Access To Garden, Three Double Bedrooms With Built-in Wardrobes, Master Bedroom With En-Suite Shower, Family Bathroom With Shower Above Bath, Gas Central Radiators, Double Glazed Windows. Private Garden, Allocated Two Parking Spaces. EPC Rating C. Council Tax Band D. Unfurnished

**Available 20/06/2024**

- Three Bedroom Property In Central Wokingham
- Dual Aspect Spacious Living Room With Garden Access
- Built In Wardrobes In Each Double Bedroom
- Primary Bedroom En-Suite Shower Room
- Two Allocated Parking Spaces And Enclosed Garden
- 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**



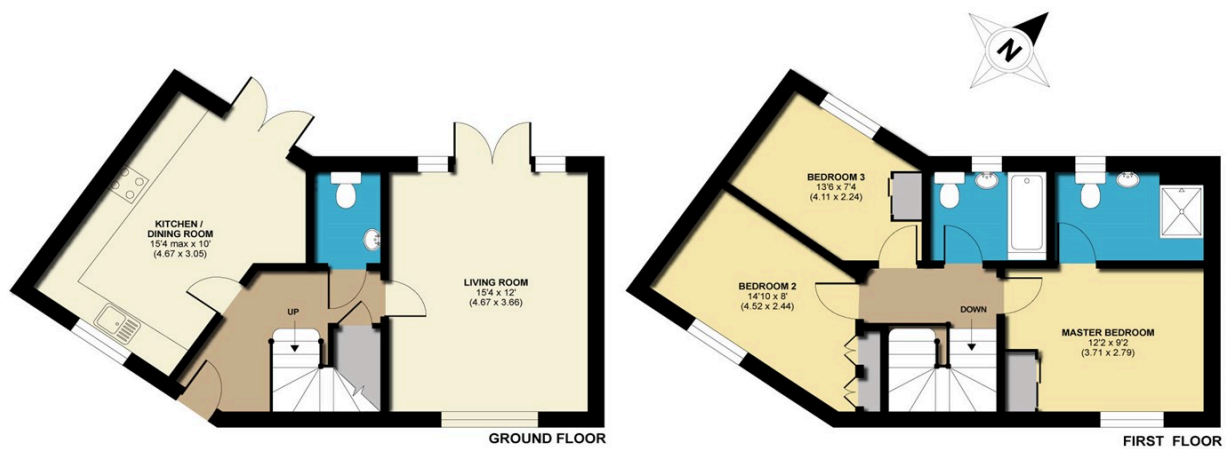






## Outfield Crescent, Wokingham, RG40

APPROX. GROSS INTERNAL FLOOR AREA 954 SQ FT 88.6 SQ METRES



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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