

Property ref: 171900



## Latimer Road, Wokingham, RG41 2XX

**£1,600 PCM**



A well presented 2 double bedroom mid terrace house situated with walking distance of the train station and town centre. There are 2 reception rooms, galley style kitchen with appliances and family bathroom with shower over bath. To the rear of the property is a rear enclosed garden with shed. Many period features, permit parking available plus allocated space available for £120 per year . EPC Band D. Wokingham Council tax band C. Unfurnished.

**Available 29/05/2025**

- 2 Double bedrooms
- 2 reception rooms
- Galley style kitchen
- Ground floor bathroom
- Rear 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**



Heating Type Gas  
Water supply: Mains  
Drainage info: Mains  
Electricity supply: Mains  
Gas 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.

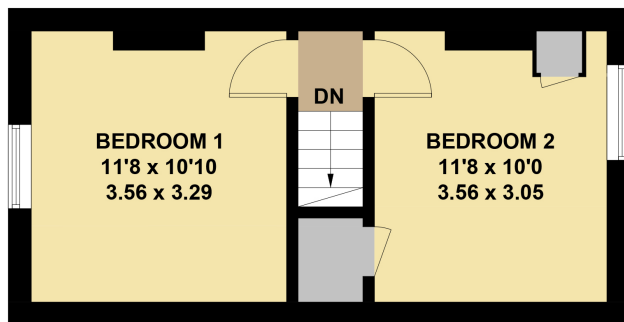




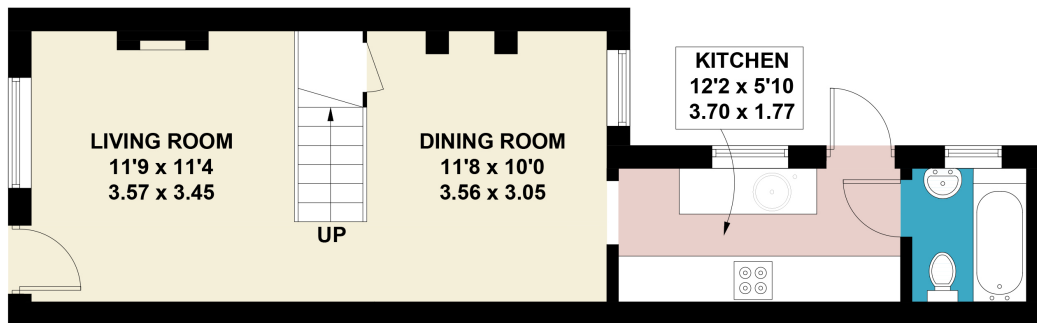


## Latimer Road, Wokingham

Approximate Gross Internal Area = 683 sq ft / 63.5 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 1204120)  
Produced by BlueSky Estate Agency Services on behalf of Michael Hardy