

Property ref: 140695



## Evesham Place, Wokingham, RG41 1JF

**£1,750 PCM**



A spacious house situated close to Wokingham town center and Emmbrook school. Three double bedrooms all having ensuite bathrooms. Modern fitted kitchen with appliances, Lounge/dining room with patio doors leading to rear enclosed garden and cloakroom. Gas central heating. Allocated parking space. Wokingham Council tax band D. EPC band C. Unfurnished.

**Available 09/11/2025**

- 3 Double bedrooms
- 3 Ensuite bathrooms
- Fitted Kitchen
- Rear Enclosed Garden
- Allocated Parking
- 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**



**Bedroom 1**

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.



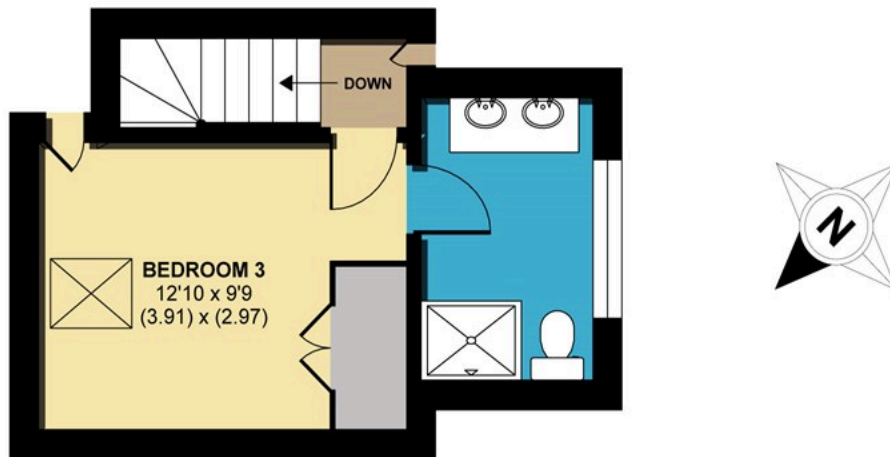




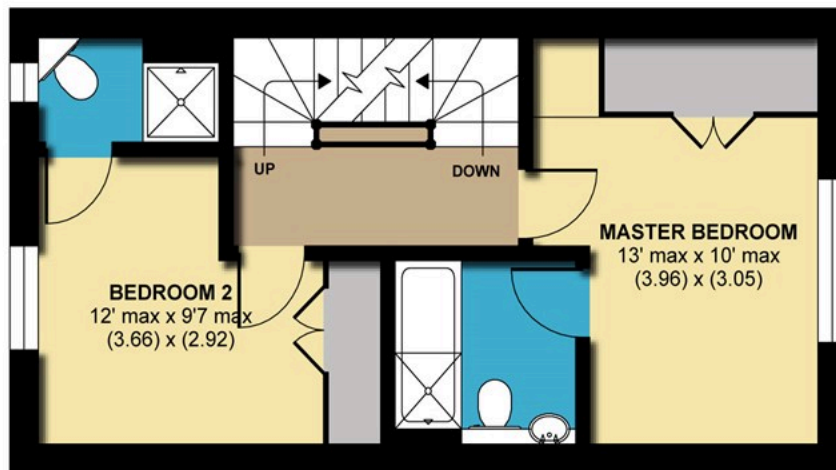


# Evesham Place, Wokingham

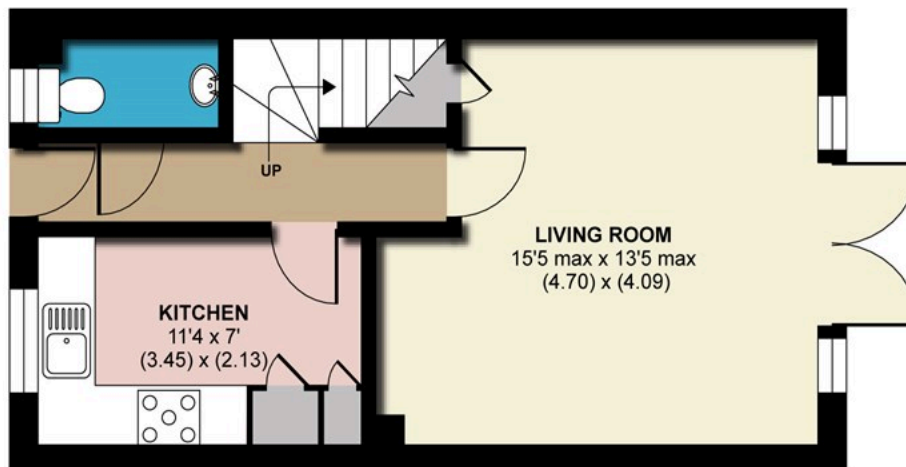
APPROX. GROSS INTERNAL FLOOR AREA 966 SQ FT 89.7 SQ METRES



## SECOND FLOOR



## FIRST FLOOR



## GROUND 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.

Copyright nichecom.co.uk 2018 Produced for Michael Hardy REF : 379850