

Property ref: 140632



Barkham Road, Wokingham, RG41 2XR

£1,600 PCM



This mid-terrace cottage in central Wokingham, a spacious lounge with a wood burner, a separate dining room leading to the garden. Kitchen with modern integrated appliances, leading to garden patio and family bathroom. There are two spacious double bedrooms, primary with fitted wardrobes. The property is well-maintained throughout. EPC Band D, Wokingham Council tax band C, Unfurnished. Close to the station and local amenities.

Available 06/05/2025

- - Character features
- - Living room with log burner
- - Cottage style enclosed rear garden
- - Unfurnished
- - Off street parking for two vehicles

*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

Heating Type (Gas, Elec, communal boiler etc.): Gas

Water supply: Mains

Drainage info: Mains

Electricity supply: Mains

Gas supply: Mains

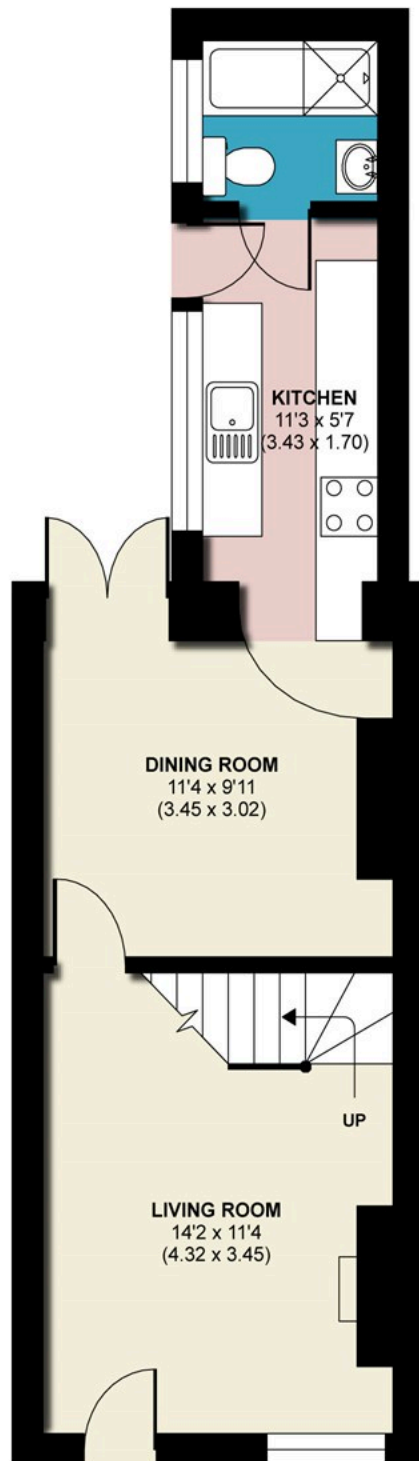
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.



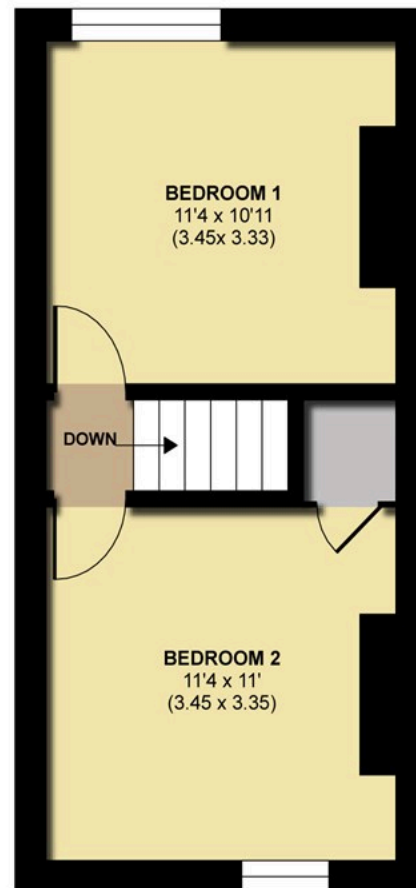


Barkham Road, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 674 SQ FT 62.6 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.