



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

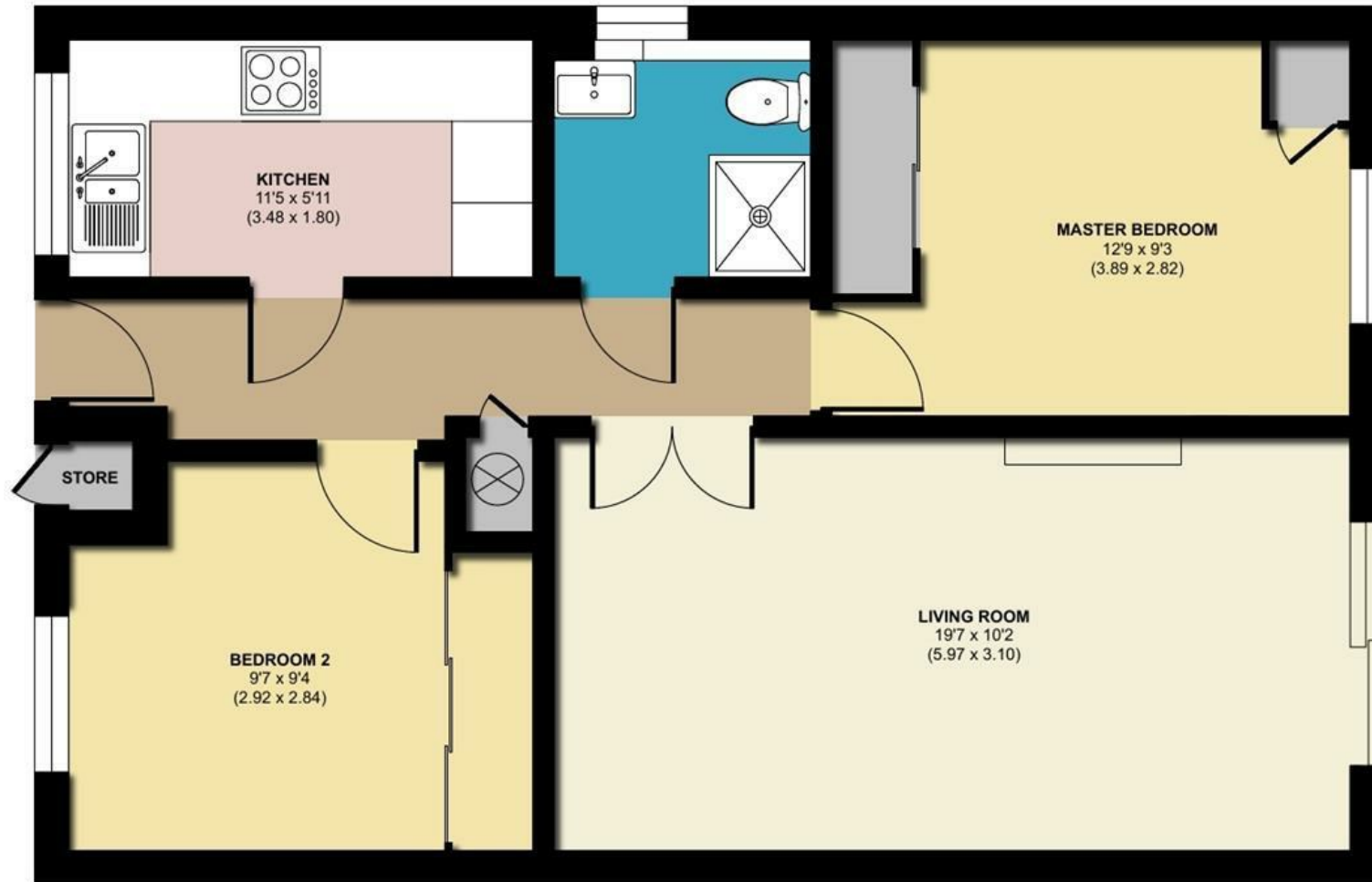
1, Acorn Drive, Wokingham, Berkshire, RG40 1EQ

£325,000
Leasehold

Acorn Drive, Wokingham

Approximate Area = 619 sq ft / 57 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR



A rarely available well presented two bedroom end of terrace bungalow offered to the market with no onward chain. The property comprises entrance hall, kitchen, large living room, three piece shower room and two double bedrooms. There is also communal parking areas.

- No onward chain
- Living/dining room
- Electric Heating
- Walk-in shower in bathroom
- Communal gardens and parking
- Walking distance to Wokingham Town Centre

Situation

The Acorn Drive retirement development is only suitable for over 55's and has proved to be extremely popular over the years due to its close proximity to Wokingham town centre, and the fact that the development is interspersed with gardens situated in a quiet area to the north west of Wokingham town centre. There is a communal lounge/function room which hosts regular social events, afternoon teas and lunches.

Outside

Communal block paving providing plenty of parking spaces and a path leading to the front door which is bordered by areas of lawn and established borders. The property overlooks communal gardens at the rear. Leasehold details. New lease - 99 yrs granted upon purchase - Annual service charge - c.£2,325.00 There is a resale fee of 1.0% plus Vat payable to the Home Group. NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

Energy Performance Rating

D

Council Tax Band

D

Local Authority

Wokingham Borough Council

Directions

Turn right from our offices into Broad Street, right at the traffic lights into Rectory Road, at the next lights turn left into Glebelands Road, Acorn Drive is along on the right hand side.



Residential Sales and Lettings

9 Broad Street,

Wokingham, Berkshire

RG40 1AU

Tel: 0118 977 6776

properties@michael-hardy.co.uk

lettings@michael-hardy.co.uk

Michael Hardy

MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

www.michael-hardy.co.uk

Crowthorne Sales

28 Dukes Ride,

Crowthorne, Berkshire

RG45 6LT

Tel: 01344 779 999

crowthorne@michael-hardy.co.uk

Ref: 17445663 | Folio: A4322 | 9th February 2023

These particulars have been prepared in good faith to give a fair overall view of the property; they do not constitute an offer and will not form part of any contract. We make no representation about the conditions of the property nor that any services or appliances are in good working order; this should be checked by your surveyor. Furthermore, you should not assume that any items or features referred to in these particulars or shown in the photographs are included in the sale price. Your solicitor should check this as part of the normal conveyancing process.

N.B. Please note that we have not checked whether the property, or any part of it, complied with the planning acts or building regulations. This should be checked by your surveyor or solicitor.

Registered Office. Cromar House, 9 Broad Street, Wokingham, Berkshire RG40 1AU Registered in England no. 1867303



[/michaelhardestateagent](https://www.facebook.com/michaelhardestateagent)
[@MichaelHardy_](https://www.twitter.com/MichaelHardy_)