



Michael Hardy
MICHAEL HARDY
RESIDENTIAL ESTATE AGENTS

56, Copse Drive, Wokingham, Berkshire, RG41 1LX

OIEO £400,000
Freehold

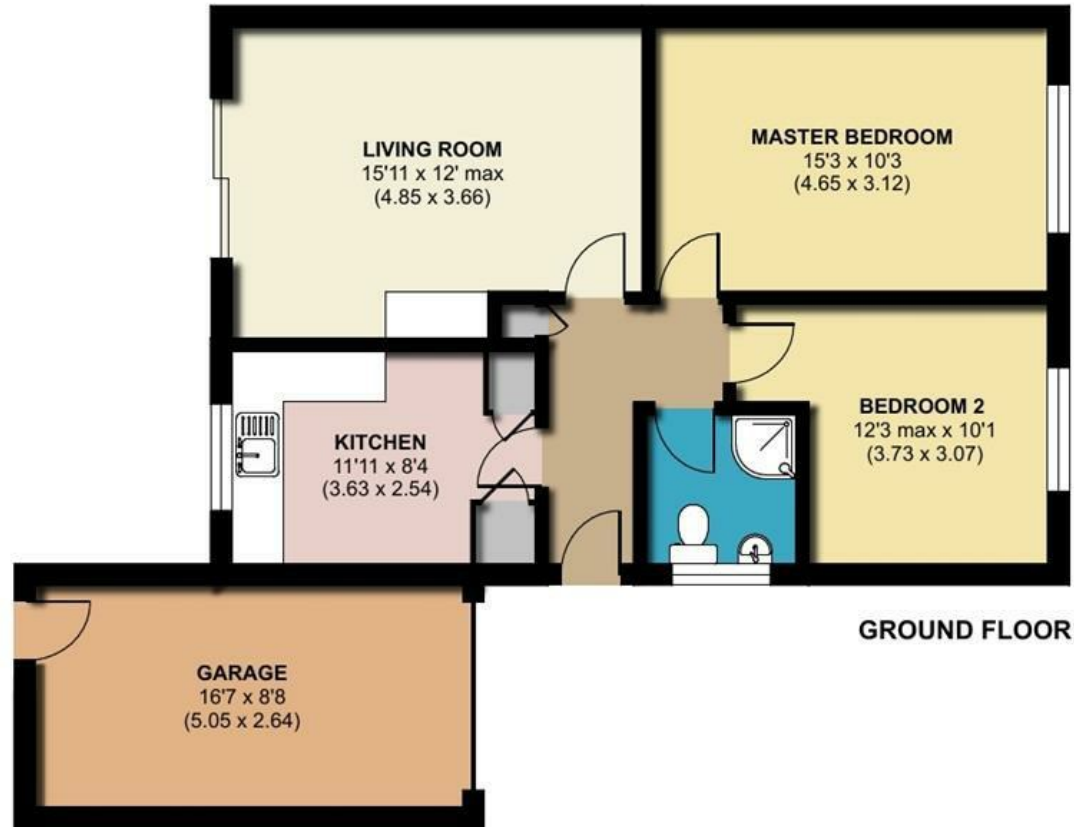
Copse Drive, Wokingham

Approximate Area = 669 sq ft / 62.1 sq m

Garage = 144 sq ft / 13.4 sq m

Total = 813 sq ft / 75.5 sq m

For identification only - Not to scale





This two bedroom semi-detached bungalow is situated on the popular Joel park development which is close to Wokingham town centre and train station. Accommodation comprises living room which overlooks the rear garden, kitchen, three piece shower room, two double bedrooms and an adjoining garage. There is a potential to extend STPP.

- Offered with no onward chain
- Scope for further improvement STPP
- Living room overlooking garden
- Two double bedrooms
- South West facing rear garden
- Desirable cul de sac location

Situation

Joel Park is a popular development built by Laing Homes in the early 1960's, there are a variety of houses ranging from three bedroom semi detached properties, many of which have been subsequently extended, to three bedroom detached houses and chalets. The area benefits from being within walking distance of Wokingham town centre and close to the amenities in Emmbrook.

Outside

The south west facing rear garden is partially terraced enclosed by wooden fencing, laid mainly to lawn with an area of patio across the rear of the house with steps up to the rear of the garden which is enclosed by mature hedges and plants with raised flower bed borders. At the front there is an open plan area of lawn and driveway parking for several vehicles in tandem. There is a single adjoining garage with up and over door to the front and a door leading to the rear garden.

Energy Performance Rating

E

Council Tax Band

D

Local Authority

Wokingham Borough Council

Directions

Leave Wokingham via the Reading Road on reaching the The Holt School turn right into Holt Lane, on reaching the T junction turn left into Jubilee Avenue, continue through into Clifton Road, first left into Copse Drive where the property will be found on your left hand side towards the end of the road.



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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.

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