



5, Langborough Road
Wokingham
Berkshire, RG40 2BU

£435,000 Freehold



This stunning two bedroom Victorian end of terrace house is set in a desirable location within walking distance of Wokingham train station and town centre. The accommodation offers open plan layout with it's many original period features, comprises entrance porch, living room with open fire, dining room with adjoining kitchen and a utility room. Upstairs there are two first floor double bedrooms and a family bathroom. There is also landscaped gardens to the front and rear of the property.

- Character features throughout
- Private South facing rear garden
- Close to nearby countryside walks & good schools
- Utility room
- Town centre location





Situation

Langborough Road is situated in the heart of Wokingham town centre and it's mix of predominantly 1900's built properties gives the location a pleasant period feel. It has all the shops and restaurants of the town on it's doorstep, and is also within easy walking distance of the train station. Access to the A329(M)/M4 is via the east of town.

Outside

The landscaped rear garden is south facing which is mainly laid to lawn with a patio area for entertaining and is enclosed by timber fencing. To the front the garden sits within brick retaining walls with a footpath leading to the entrance porch. There is on street parking at Langborough Road, but there is overnight permit parking in Denmark Street car park which is c.£44.00 for 3 months and runs from 6pm to 8am.

Energy Performance Rating

D

Council Tax Band

C

Local Authority

Wokingham Borough Council

Directions

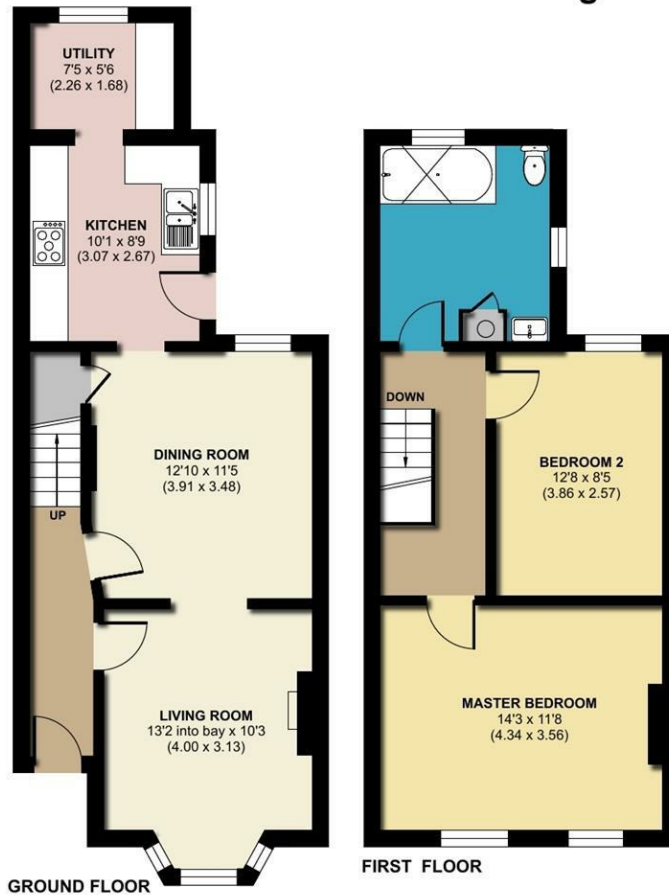
Leaving Wokingham town centre via Denmark Street, at the mini roundabout bear left into Langborough Road the property will be found along on the right hand side just after Gipsy Lane. There is a for sale board.



Langborough Road, Wokingham

Approximate Area = 959 sq ft / 89 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2024. Produced for Michael Hardy. REF: 1103788

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

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