



18, Humber Close, Wokingham,
Berkshire, RG41 3UA

OIEO £410,000 Freehold



This well presented two bedroom semi-detached home is situated in a quiet location in Woosehill. The property comprises an entrance hall with storage, kitchen, dining room, and a living room with access out to the rear garden. To the first floor there are two bedrooms (Master bedroom has a partition wall to create a temporary third bedroom) and a family bathroom.

There is gated side access leading to a secluded corner plot rear garden comprising patio with the rest laid to lawn and enclosed by timber fencing. There is also a single garage and driveway parking.

Humber Close forms part of the Unit Construction development at Woosehill, there are an attractive mix of 1, 2, 3 and 4 bedroom homes arranged in pleasant cul-de-sacs. Woosehill has a medical centre and Morrisons supermarket, both within walking distance, and well regarded junior school at nearby Hawthorns. The town is approximately 1.5 miles distant and there is a main line train station to Waterloo. The A329(M) and M4 can be accessed via the east of the town.

- Two bedrooms
- 820 sq ft / 76.1 sq m (excludes detached garage)
- Garage and driveway parking
- New boiler fitted 2024
- Private North East facing rear garden
- Close to nearby countryside walks & good schools





MATERIAL INFORMATION

Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: D

Part B

Property construction – Standard form

Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

Broadband

Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 16 Mbps

– Highest available upload speed: 1 Mbps

Superfast - Fibre to the cabinet (FTTC) - Highest available download speed: 80 Mbps

– Highest available upload speed: 20 Mbps

Ultrafast – Fibre to the premises (FTTP) - Highest available download speed: 1000 Mbps

– Highest available upload speed: 1000 Mbps

Mobile Phone Coverage

For an indication of specific speeds and supply of broadband and mobile, we recommend potential buyers go to the Ofcom web-site <https://checker.ofcom.org.uk>

Part C

Whilst the owner has indicated that they are unaware of the presence of asbestos in the fabric of their property, asbestos was a building material used in the construction industry until 1999 therefore its absence cannot be guaranteed.

Flooding

We understand the flood risk summary for the area around the property is considered Very Low risk and for surface water flooding Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

Planning

Planning Application Number: 121805 - Proposed erection of two storey side extension to dwelling and single storey front extension to form porch. Due to the family needing an extra room they added a temporary wall in the master bedroom to create a third bedroom, this can easily be changed back if required. <https://planning.wokingham.gov.uk/FastWebPL/welcome.asp>

Parking

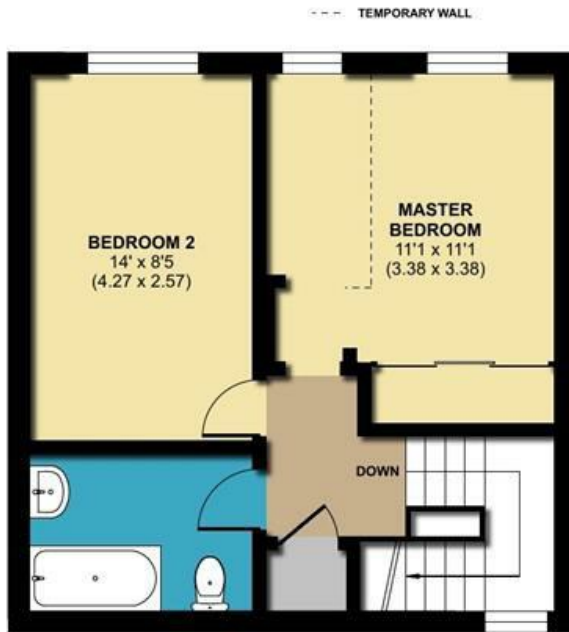
There is a single garage and a private driveway parking available at the property.



Humber Close, Wokingham

Approximate Area = 820 sq ft / 76.1 sq m (excludes detached garage)

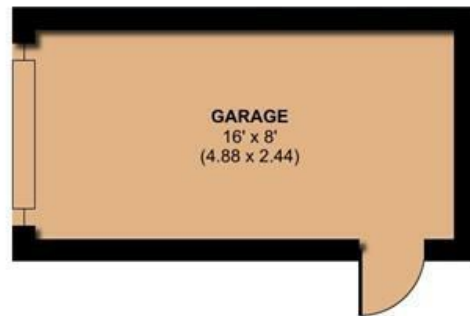
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Michael Hardy. REF: 1147425

Residential Sales and Lettings
9 Broad Street, Wokingham,
Berkshire RG40 1AU

0118 977 6776

properties@michael-hardy.co.uk
lettings@michael-hardy.co.uk

MICHAEL HARDY
SALES & LETTING

Crowthorne Sales,
28 Dukes Ride, Crowthorne,
Berkshire RG45 6LT

01344 779999

crowthorne@michael-hardy.co.uk
www.michael-hardy.co.uk

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, complies with the planning acts or building regulations. This should be checked by your surveyor or solicitor.
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