



74, Wescott Road, Wokingham,  
Berkshire, RG40 2ES

**£450,000 Freehold**





This spacious two bedroom Victorian end of terrace house is set in a desirable town centre location close to shops and Wokingham train station. The accommodation comprises living room, dining room with adjoining kitchen which overlooks the private rear garden. There are two double bedrooms on the first floor and a bathroom with white suite.

Outside the rear garden is enclosed by wooden fencing laid mainly to lawn with well stocked shrub borders and a wooden shed at the rear. There is an area of patio across the rear of the house with gated side access which is shared with the neighbour. The front garden is shingled

Wescott Road is an attractive mix of properties, mostly dating from c.1900 and set in the heart of the town. The shops and restaurants of the town are just a few minutes walk away with numerous schools nearby . The train station is also within walking distance and the A329(M)/M4 can be reached from the east of the town, via the London Road.

- Offered with no onward chain
- Fitted kitchen
- Double glazed
- Living room with fireplace
- First floor bathroom
- Town centre location







## MATERIAL INFORMATION

### Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: E

### Part B

Property construction – Standard form

### Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas Central Heating

### Broadband

Connection available (information obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 10

Mbps – Highest available upload speed: 0.9 Mbps

Superfast - (FTTC) - Highest available download speed: 43 Mbps -

Highest available upload speed: 8 Mbps

Ultrafast – (FTTP) - Highest available download speed: 1000 Mbps -

Highest available upload speed: 1000 Mbps

### Mobile Phone Overage

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 Very Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

### Parking

On-street parking requires residents and visitors permits which are issued upon application by Wokingham Borough Council, charges apply, for an up to date list of charges please check the website: <https://rb.gy/kwspr6>





# Wescott Road, Wokingham

Approximate Area = 731 sq ft / 67.9 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). © nichecom 2024. Produced for Michael Hardy. REF: 1160029

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

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