



**15, Hampshire Close  
Wokingham  
Berkshire, RG41 3BQ**

**£465,000 Freehold**



This well presented spacious three bedroom end of terrace house set in a unique position siding onto woodland yet still close to local schools and shops. The accommodation comprises cloakroom, fitted kitchen, dual aspect living room with French doors leading to the rear garden. To the first floor there is a master bedroom with built in wardrobes and an en suite shower room, two further bedroom and a family bathroom with a shower over the bath.

Outside the south facing rear garden is enclosed by wooden fencing, laid to lawn with a path leading to a garage in a block at the rear with door from garden. There is a patio across the rear of the house with wall lighting above. The front garden is laid to lawn with a path leading to the front door with a mature tree providing privacy and summer shade.

Hampshire Close is an exclusive cul de sac comprising a variety of terrace, semi-detached and detached houses built by Charles Church Homes in 2013/14. Positioned at the top of Woosehill and adjacent to woodland and country walks. The town centre and train station (Waterloo line) are approximately 1½ miles distant, there is also access to A329(M)/M4 via the east of town.

- Offered with no onward chain
- Spacious living room
- Master bedroom with en suite
- Built by Charles Church Homes
- Fitted kitchen
- Secluded location





## MATERIAL INFORMATION

### Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

Freehold Annual Estate Charge: c.£302.89

NB: This is information you will need to verify through your solicitor, as part of the conveyancing process.

### Part B

Property construction – Standard form

#### Services:

Gas - Mains

Water – Mains

Drainage – Mains

Electricity - Mains

Heating – Gas central

Broadband Connection available (information from Ofcom):

Standard - ADSL/copper wire - Highest available download

speed: 6 Mbps – Highest available upload speed 0.7 Mbps  
Superfast - (FTTC) - Highest available download speed: 69 Mbps  
- Highest available upload speed 17 Mbps  
Ultrafast – (FTTP) - Highest available download speed: 1000 Mbps  
- Highest available upload speed 100 Mbps

#### Mobile Phone Coverage

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

### Part C

#### Flooding

Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered very low risk for surface water flooding and very Low risk for rivers and seas flooding further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>

#### Parking

One allocated parking space in front of the garage.



# Hampshire Close, Wokingham

Approximate Area = 855 sq ft / 79.4 sq m (excludes detached garage)

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: 1174184

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