



5, Antares Close
Wokingham
Berkshire, RG41 3GH

£425,000 Freehold



This well presented three bedroom semi detached house is set in a quiet cul de sac on the popular Woosehill development close to local shops and schools. The accommodation comprises entrance hall, spacious living room, fitted kitchen and three first floor bedrooms and a family bathroom. The house is set on a generous corner plot which is secluded with a single garage which has driveway parking in front.

Outside the rear garden wraps around the rear and side of the house, enclosed by wooden fencing laid to lawn with an area of patio at the rear with gated side access leading to the front. The single garage has an up and over door with driveway parking in front. The front garden is laid to lawn with a path leading to the front door.

Antares Close forms part of the 'Planets' development at Woosehill. Built in the early 1980's it is now well established and is within walking distance of Wokingham train station. There are areas of parkland surrounding the development and shops including a supermarket can be found off the road into the estate.

- Living room with French doors to garden
- Private garden
- Corner plot
- Double glazed
- Garage and parking
- Close to local schools





MATERIAL INFORMATION

Part A

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: C

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: 3 Mbps – Highest available upload speed: 0.5 Mbps

Superfast - (FTTC) – Highest available download speed: 36 Mbps - Highest available upload speed 7 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 web-site <https://checker.ofcom.gov.uk>

Parking

There is driveway parking available at the property

Part C

We understand the property may contain asbestos, whilst we cannot see any visible evidence it was a widely used building material of this era.

Flooding

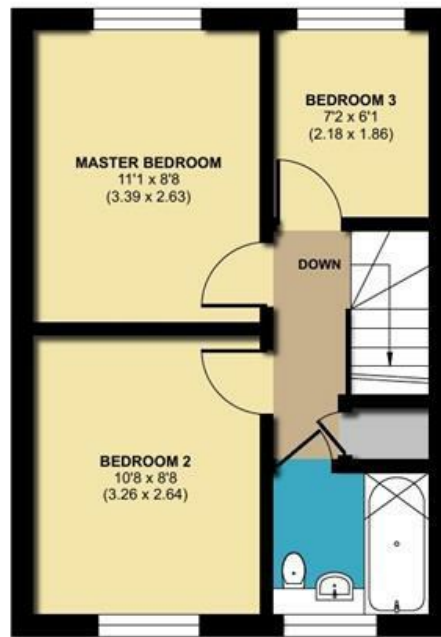
Flooded in last 5 years: No - We understand the flood risk summary for the area around the property is considered Low risk and for surface water flooding. Flooding from rivers and seas is Low risk, for further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



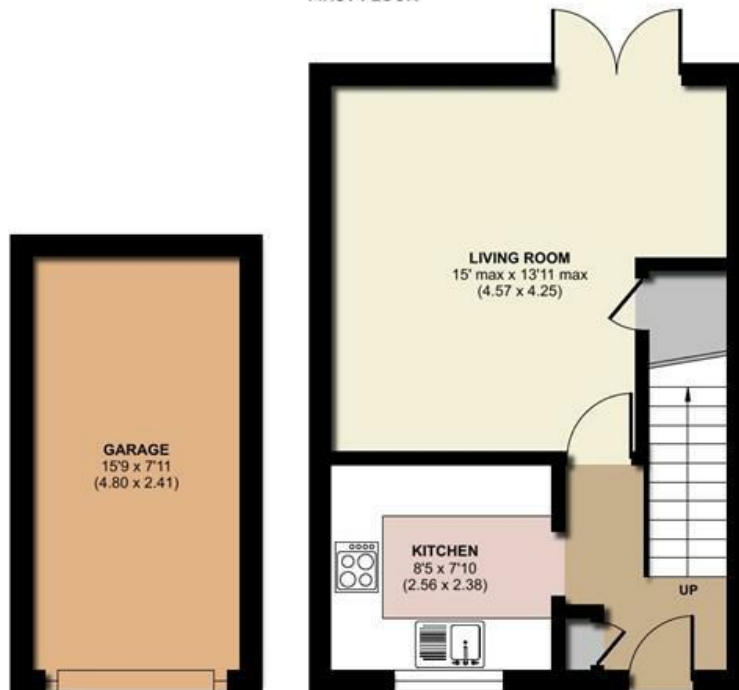
Antares Close, Wokingham

Approximate Area = 670 sq ft / 62.2 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). © ncheom 2024. Produced for Michael Hardy. REF: 1176234

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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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