



16, Davy Close
Wokingham
Berkshire, RG40 2LW

£465,000 Freehold



This well presented two bedroom semi-detached house is set in a desirable cul de sac location within a few minutes walk of Wokingham town centre. The accommodation comprises living room overlooking the south facing rear garden, kitchen, cloakroom with two double bedrooms a bathroom.

The front is open plan with driveway parking for a car with the remainder laid out as lawn and mature shrubs. There is a garage which has rear access from the garden. There is a secluded rear garden comprising a uPVC conservatory leading to a patio/decking area with the rest laid to lawn and enclosed by timber fencing.

Davy Close is a desirable cul de sac within easy walking distance of Wokingham train station, town centre with its mix of shops, restaurants and leisure facilities including Elms Field and newly built Wokingham Leisure Centre. The close comprises one, two and three bedroom houses built by Berkeley Homes in 1990s. For road commuters the A329(M)/M4 can be accessed from the east of town via London Road.

- No onward chain
- Garage and driveway parking
- Close to town centre & good schools

- Cloakroom
- Private South facing rear garden
- 926 sq ft / 86 sq m (includes attached garage)





MATERIAL INFORMATION

Part A

Council Tax Band: C

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 obtained from Ofcom):

Standard - ADSL/copper wire - Highest available download speed: 16 Mbps – Highest available upload speed: 1 Mbps

Superfast - (FTTC) - Highest available download speed: 76 Mbps - Highest available upload speed 18 Mbps

Ultrafast - (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>

Parking

There is off street parking available at the property

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.

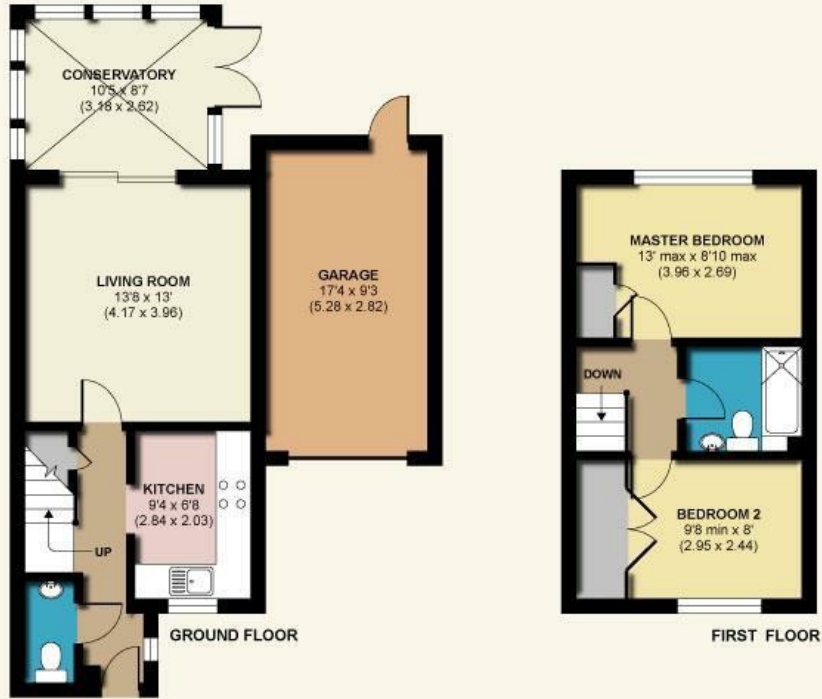
Flooding

Flood risk of surface water only, the risk being estimated as 3.3%. No flooding experienced during the last 10 years. For further information please check the gov.uk website: <https://check-long-term-flood-risk.service.gov.uk/postcode>



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APPROX. GROSS INTERNAL FLOOR AREA 926 SQ FT 86 SQ METRES (INCLUDES GARAGE)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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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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