



16, Davy Close
Wokingham
Berkshire, RG40 2LW

OIEO £425,000 Freehold



This well presented two bedroom semi-detached house set in a desirable cul de sac location within a few minutes walk of Wokingham town centre, is being offered to the market with NO ONWARD CHAIN. The accommodation comprises living room overlooking the south facing rear garden, kitchen, cloakroom with two double bedrooms a bathroom.

Council Tax Band: C
 Local Authority: Wokingham Borough Council
 Energy Performance Rating: D

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.

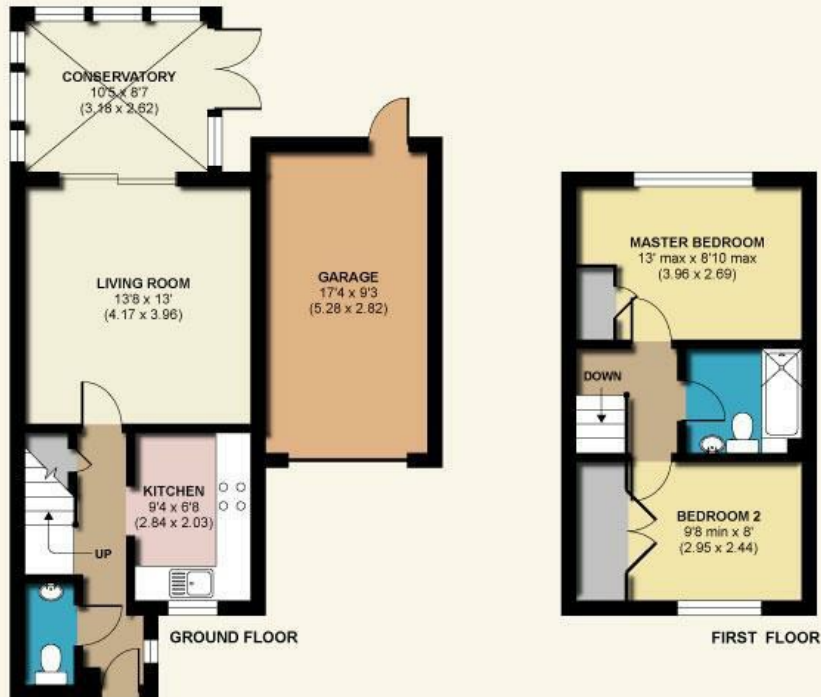
- Living room overlooking the rear garden
- Garage and driveway parking
- Close to town centre & good schools
- Cloakroom
- Private South facing rear garden
- 926 sq ft / 86 sq m (includes attached garage)





Davy Close, Wokingham

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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