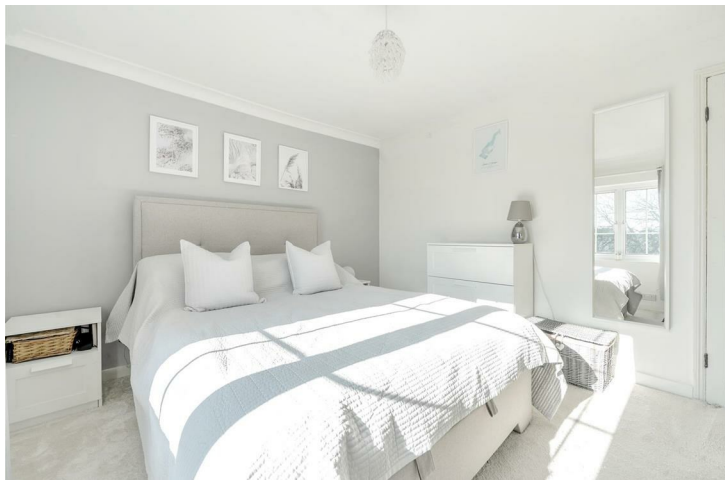




25, Waterloo Road  
Wokingham  
Berkshire, RG40 2JE

**£450,000 Freehold**





This well presented two bedroom Victorian terraced house is set in a desirable location within walking distance of Wokingham town centre and train station. The accommodation comprises living room with feature fireplace, updated open plan kitchen/dining room, utility area and a ground floor bathroom. On the first floor there are two double bedrooms.

- Updated kitchen
- One bathroom
- South East facing garden
- Two bedrooms
- Garage and parking
- 766 sqft / 71.1sqm

At the rear of the house, there is a southeast-facing landscaped garden, featuring a block-paved seating area. The rest of the garden is primarily laid to lawn and is enclosed by timber fencing, with a garage located at the rear which is accessed from Waterloo Crescent.

Waterloo Road is located to the South of the town, set off the Easthampstead Road, and it leads out across the level crossing into the countryside. As well as a parade of local shops on nearby Rances Lane, the town is within easy reach. Bracknell and the A329(M)/M4 are also easily accessible.

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



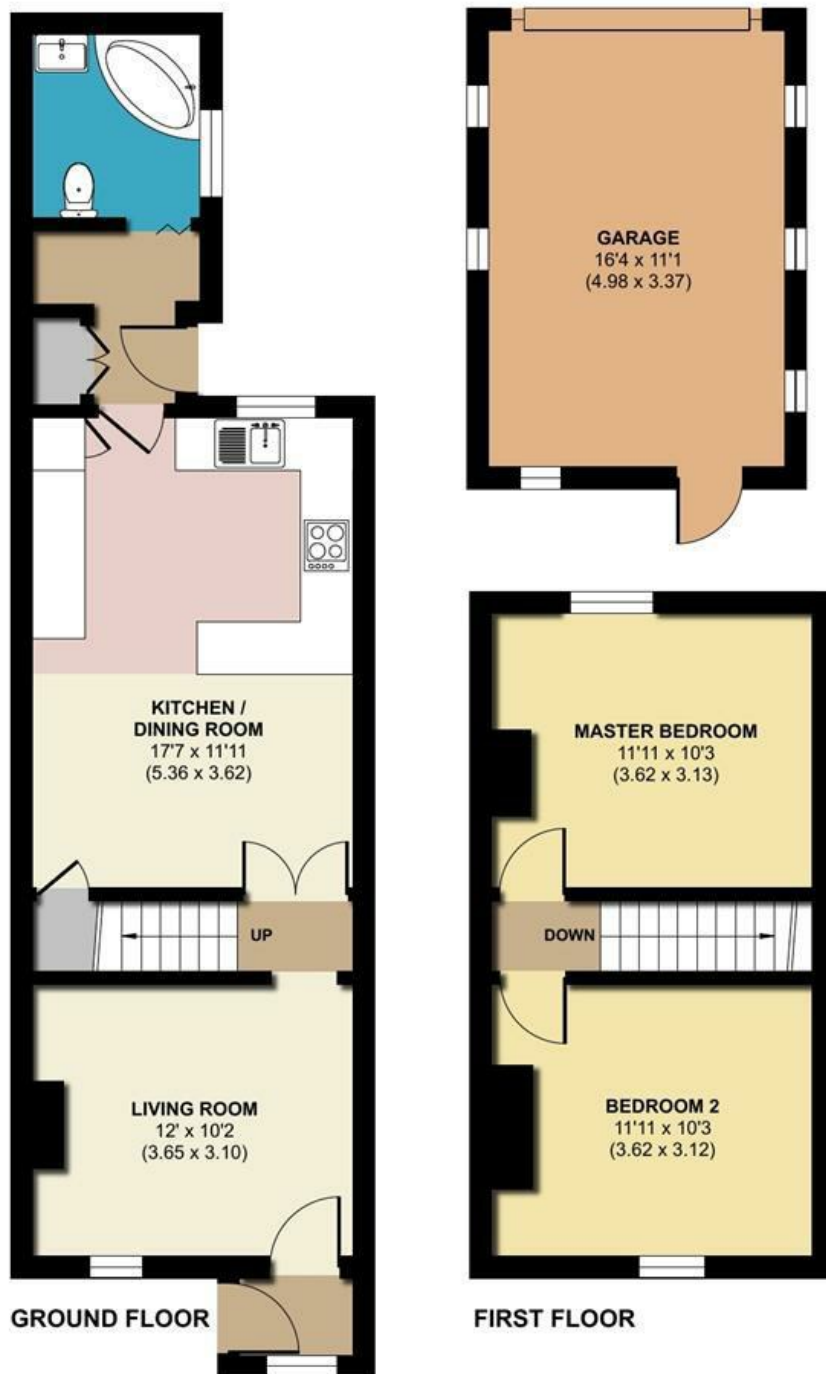




## Waterloo Road, Wokingham

Approximate Area = 766 sq ft / 71.1 sq m (excludes detached garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Michael Hardy. REF: 1254258

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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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