



74, Wescott Road  
Wokingham  
Berkshire, RG40 2ES

**£450,000 Freehold**



This spacious two bedroom Victorian end of terrace house is set in a desirable town centre location, close to shops and Wokingham train station. The accommodation comprises a living room, a dining room with adjoining kitchen overlooking the private rear garden. There are two double bedrooms on the first floor, and a family bathroom featuring a white suite.

- Offered with no onward chain
- Fitted kitchen
- Double glazed
- Living room with fireplace
- First floor bathroom
- Town centre location

The rear garden is enclosed by wooden fencing and is mainly laid to lawn, with a wooden shed at the rear. There is a patio area across the back of the house, with gated side access shared with the neighbour. The front garden is shingled.

Wescott Road is an attractive mix of properties, mostly dating from c.1900 and set in the heart of the town. The shops and restaurants of the town are just a few minutes walk away with numerous schools nearby. The train station is also within walking distance and the A329(M)/M4 can be reached from the east of the town, via the London Road.

Council Tax Band: D

Local Authority: Wokingham Borough Council

Energy Performance Rating: E

Please note: There is no parking available at the property. On-street parking is available with a resident permit, costing approximately c.£40.00 per year, issued upon application. Permit availability is limited and determined by Wokingham Borough Council. Additional charges may apply. For the most up-to-date information on availability and pricing, please visit the council's website: <https://rb.gy/kwspr6>





# Floorplan

## Wescott Road, Wokingham

Approximate Area = 731 sq ft / 67.9 sq m

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: 1160029

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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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