



California Park, Nine Mile

Price: ~~£160,000~~

- Two bedroom park home
- Vacant possession
- Living/dining room
- Bathroom
- Gas bottle central heating

- For over 45s
- No onward chain
- Kitchen
- Double glazed
- Private rear garden

Asking Price £150,000

Tenure: Freehold



California Park, Nine Mile Ride Wokingham

DESCRIPTION

HIGH DEMAND LAST HOME AVAILABLE IN CALIFORNIA PARK NOW!

Hunters Estate Agents present to the market for sale this well maintained two bedroom 42ft x 12 ft park home. California park homes is for the over 45s and set in a beautiful woodland setting in Finchampstead which is about two miles south of Wokingham which is a sought after town in central Berkshire.

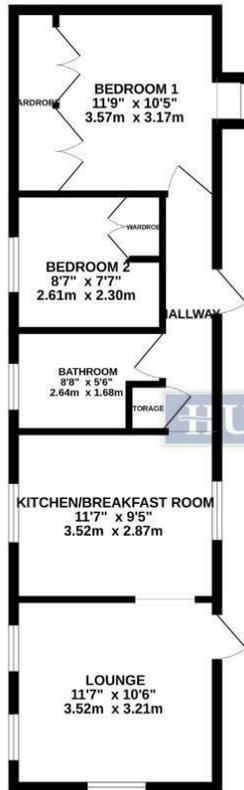
The accommodation comprises hall, lounge, kitchen bathroom and two bedrooms. To the outside is driveway parking and a private rear garden.

The location is superb with local shops and buses close by and easy access to Wokingham and Reading. Wokingham offers a great array of shops, bars and restaurants including Waitrose, Aldi, Lidl and Tesco's.

Next to the park homes is California country park offering great walks and a café.



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 0118 979 5618 Email:

wokingham@hunters.com <https://www.hunters.com>



Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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HERE TO GET *you* THERE