

Culver Grove,
Wokingham, Berkshire, RG40 5AG

£2,195 PCM



Available Immediately

Luff Associates are proud to offer this detached three bedroom property situated in the highly desirable Mulberry Grove Development. The property is situated alongside green open space within a short distance from Wokingham town centre, multiple shopping and transport facilities.

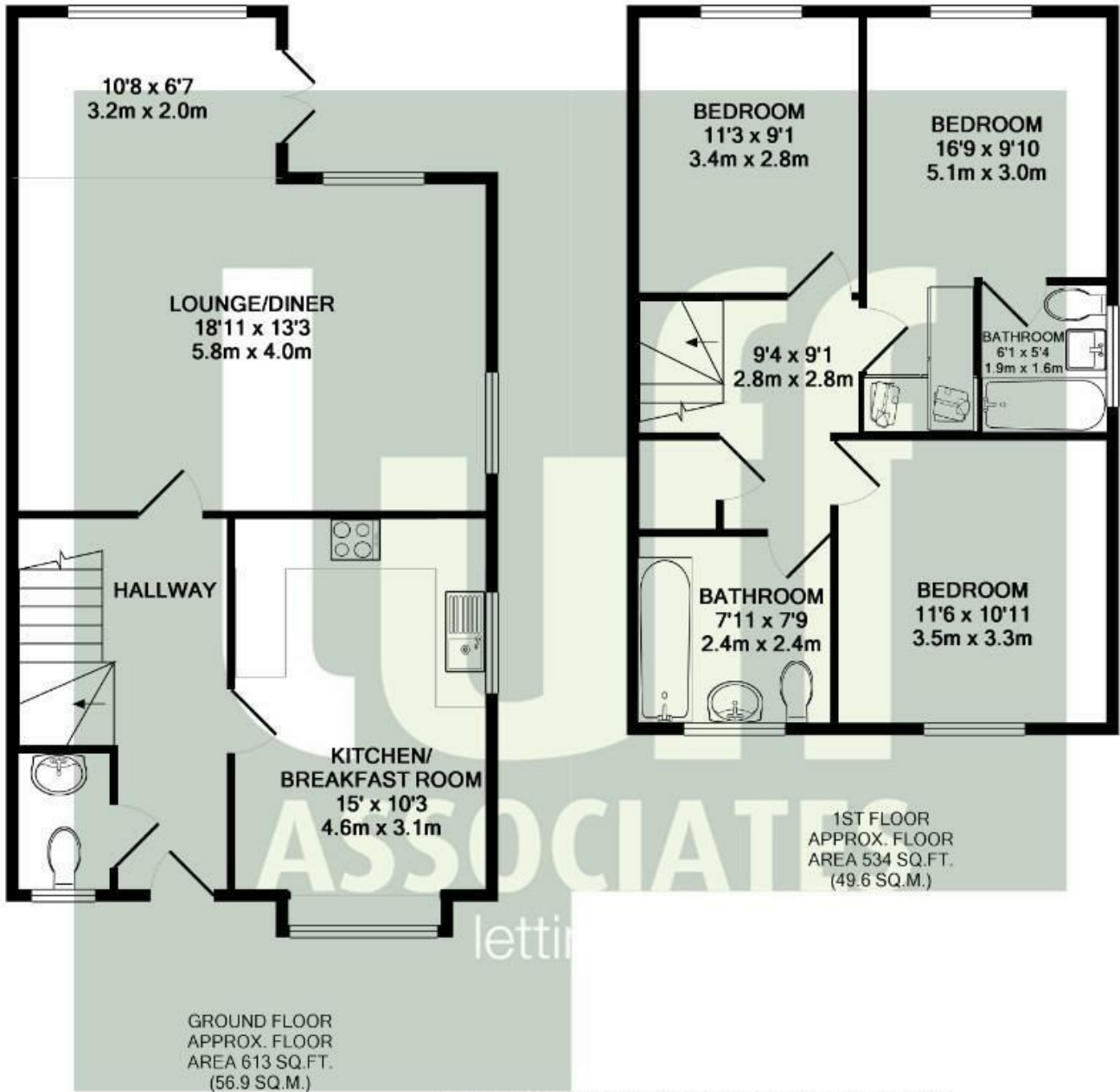
The ground floor accommodation comprises of a cloakroom from entrance hall, fully fitted kitchen/breakfast room, L shaped lounge/diner with doors to enclosed rear garden with many features including a pergoda with decorative vines, door leading to single garage and driveway parking for two cars.

On the first floor there are the three bedrooms, one with an en-suite shower room and ample fitted wardrobe space and a family bathroom with shower.

Unfurnished.



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TOTAL APPROX. FLOOR AREA 1147 SQ.FT. (106.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		93
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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



In partnership with
LUFF & WILKIN
sales 01252 838 899

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