



Nine Mile Ride, Wokingham

- No Onward Chain!
- Large Rear Garden
- Renovated Throughout
- Walking Distance To Local Shops
- Two Bedrooms
- Private Driveway
- Prime Location
- Last Home Available!

Asking Price £135,000

Tenure: Freehold

HUNTERS®
HERE TO GET *you* THERE

Nine Mile Ride, Wokingham

DESCRIPTION

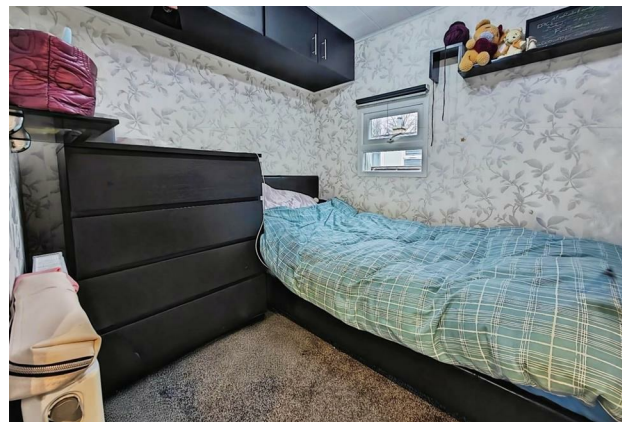
Beautifully Renovated 2-Bedroom Park Home in the Sought-After California Country Park

Discover relaxed and comfortable living with this stunning fully renovated 2-bedroom park home, perfectly situated on the highly desirable California Country Park in Finchampstead. Homes in this location rarely become available, making this an exceptional opportunity.

This delightful property has been thoughtfully refurbished throughout, offering a bright and modern living space ready to move straight into. The home features a spacious lounge, contemporary kitchen, two well-proportioned bedrooms, and a stylish shower room—all finished to a high standard.

Located just a short stroll from the picturesque California Country Park, you'll enjoy beautiful woodland walks, lakeside scenery, and peaceful surroundings right on your doorstep. The home is also conveniently close to a selection of local shops, cafés, and amenities, ensuring everything you need is within easy reach.

Whether you're downsizing or seeking a tranquil lifestyle in a friendly community, this park home offers comfort, convenience, and countryside charm in one of Finchampstead's most sought-after settings.





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.



Approximate total area^m
383 ft²

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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>



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

