



Langley Common

- Great Plot Backing Onto Fields
- 44x20ft
- Ensuite
- Separate Kitchen

- Private Driveway
- Two Double Bedrooms
- Large Living/Dining
- Peaceful Site

Asking Price £205,000

Tenure: Non-traditional

HUNTERS®
HERE TO GET *you* THERE

Langley Common Road, Wokingham

DESCRIPTION

Situated on a very quiet and private development in the ever popular Barkham Village sits this beautifully presented good size two bedroom mobile home. The accommodation comprises large living room with open dining area, modern fitted kitchen with integrated appliances, modern shower room and two bedrooms both with fitted storage and en-suite to master bedroom. The property itself was first built in 2003 and benefits from being UPVC double glazed windows and mains gas central heating.

The property benefits from an easily managed wrap around garden comprising lawn, paved areas and driveway for one car.

The property is situated in Barkham to the south of the market town of Wokingham with its eclectic range of shops, restaurants and bars and more comprehensive facilities are available at Reading.

For the commuter both the M3 and M4 motorways are easily accessible and Wokingham Station provides an efficient service to Guildford and London Waterloo and in the other direction to Reading Station which is the third biggest interchange station outside of London.



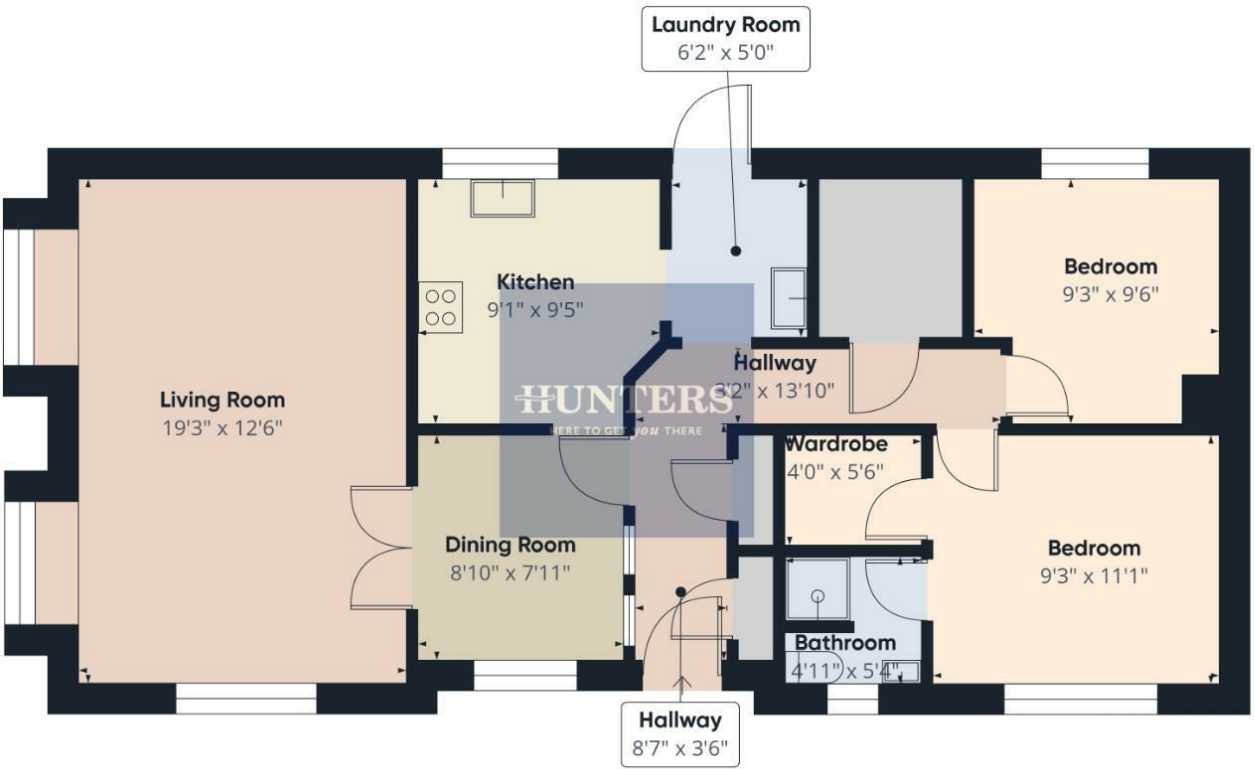


Council Tax: A

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



Approximate total area^m
781 ft²

(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

