

Property ref: 140679



Dowles Green, Wokingham, RG40 5AB

£1,895 PCM



Very Well Presented Three Bedroom Property in Keephatch Area of Wokingham. Entrance Hall, Cloakroom, Generous Open Plan

- Three Bedroom Property In Popular Keephatch Park

Kitchen/Dining Room, Separate Utility, Spacious Lounge with Access To Rear, Three Good Size Double Bedrooms - Two With Built In Wardrobes, Master Bedroom En-Suite Shower, Family Bathroom With Shower Over Bath. Gas Central Heating, Allocated Parking, Courtyard Rear Garden With Artificial Grass, Unfurnished. EPC Rating C. Wokingham Council Tax Band D. Planned Redecoration and New Carpets. Excellent Transport Links and Access to Leisure and Amenities.

- Planned Redecoration and New Carpets
- Spacious Living Room With Garden Access
- Primary Bedroom With Shower En-Suite
- Open Plan Kitchen/Dining Room
- Allocated Parking

Available 10/08/2026

*Fees For Assured Shorthold Tenancies: when you rent a property from us you will be required to pay a sum equivalent to one weeks' rent for a holding deposit. Upon successful application, this amount will be off set against your first months' rent. You will also be required to pay a security deposit equivalent to 5 weeks' rent which will be held and protected in line with Deposit legislation. For more information about our fees please visit: www.michael-hardy.co.uk
Fees for all other tenancies (Non Housing Act Tenancies / Company Lets): when you rent a property from us we will charge you a one-off fee per property. This charge is the equivalent of 15 days of the monthly rental charge (+VAT) with a minimum fee of £450 (inc.VAT) up to a maximum of £650 (inc.VAT). Other fees may apply depending on your circumstances.

0118 9776 776

lettings@michael-hardy.co.uk [www. michael-hardy.co.uk](http://www.michael-hardy.co.uk)

Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Michael Hardy Estate Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings.

Water Supply: Mains

Drainage Info: Mains

Electricity Supply: Mains

Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants to go to the Ofcom website 'Broadband and Mobile Coverage Checker'





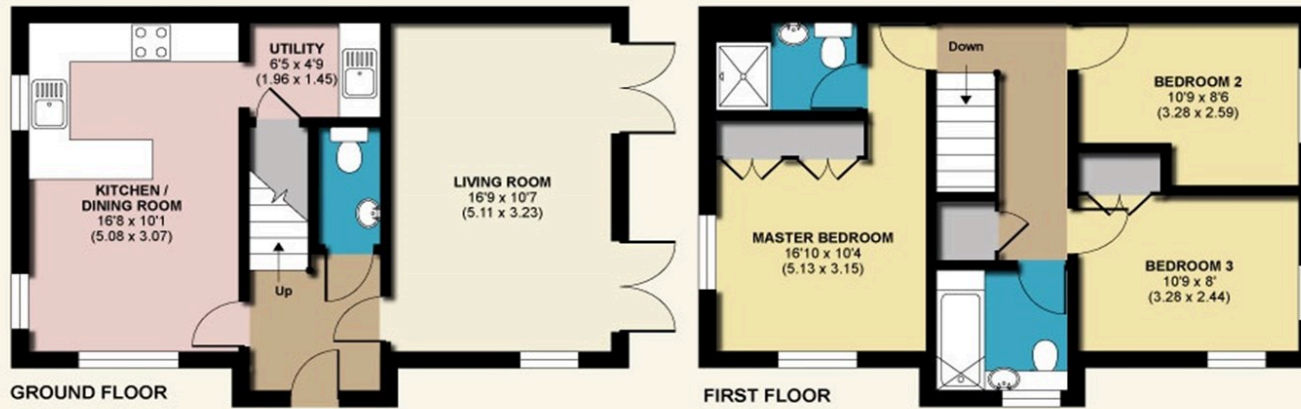




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
92-100 A		
81-91 B		89
69-80 C	77	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Dowles Green, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 974 SQ FT 90.5 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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