

Property ref: 141075



## Waterloo Road, Wokingham, RG40 2JG

**£1,850 PCM**



Located close to Wokingham Town Centre is this delightful 2 bedroom cottage. Two double bedrooms. A bonus middle room with borrowed light from bedroom 1, ideal study/hobby or cot room. Bathroom with separate shower cubicle. Lounge/dining room. Large kitchen/breakfast room with appliances. Cloakroom. Rear garden with full width decking area plus lawn. Gas central heating radiators. Driveway parking for 1 car. EPC band D. Wokingham Council tax band D. Unfurnished.

**Available 14/03/2026**

- Character Period Property
- Large Kitchen/Breakfast Room
- Bonus Room Study/Cot Room
- Beautifully Presented Home
- Large Rear Garden
- Unfurnished

\*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](http://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**

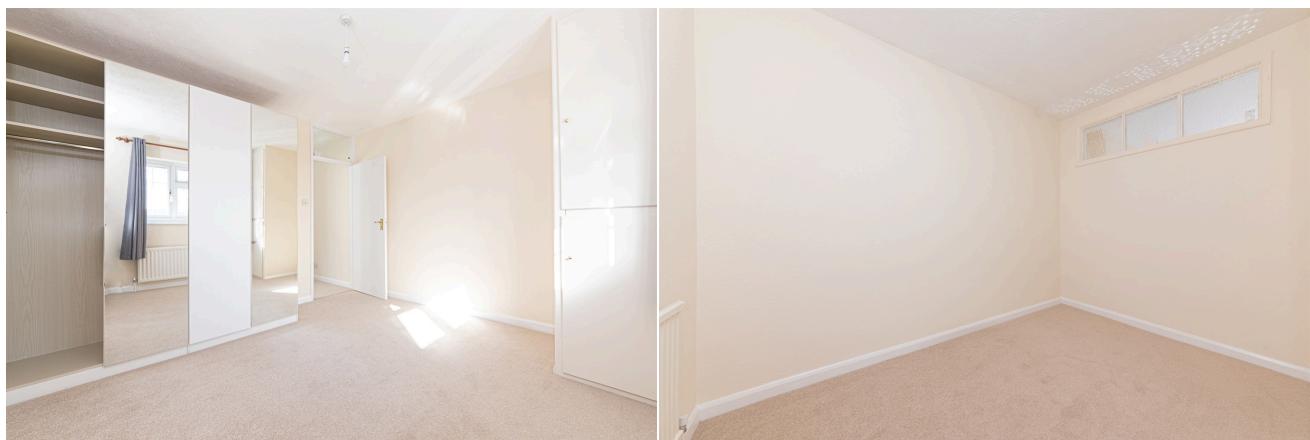
**Michael Hardy Lettings, 9 Broad Street, Wokingham, , RG40 1AU**

Water Supply: Mains

Drainage Info: Mains

Electricity Supply:Mains

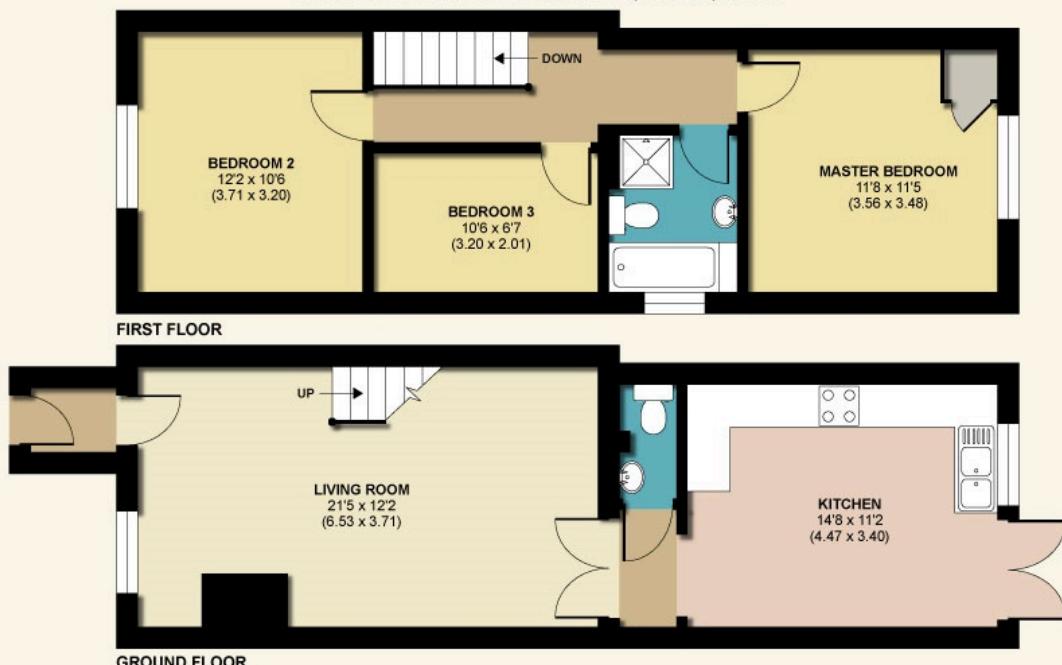
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants to go to the Ofcom website 'Broadband and Mobile Coverage Checker'





## Waterloo Road, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 961 SQ FT 89.2 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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