

Property ref: 141075



Waterloo Road, Wokingham, RG40 2JG

£1,800 PCM



Located Close To Wokingham Town Centre Is This Very Well Presented 2 Bedroom Cottage. Two Double Bedrooms. A Bonus Middle Room With Borrowed Light From Bedroom One Ideal Study/ Hobby Room. Bathroom With Separate Shower Cubicle. Lounge/Dining Room. Large Kitchen /Breakfast Room With Appliances. Cloakroom, Rear Garden With Full Width Decking Area. GCH Radiators. Driveway Parking For 1 Car. Unfurnished, EPC Band D. Council Tax Band D.

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

Available Now

*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.

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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'

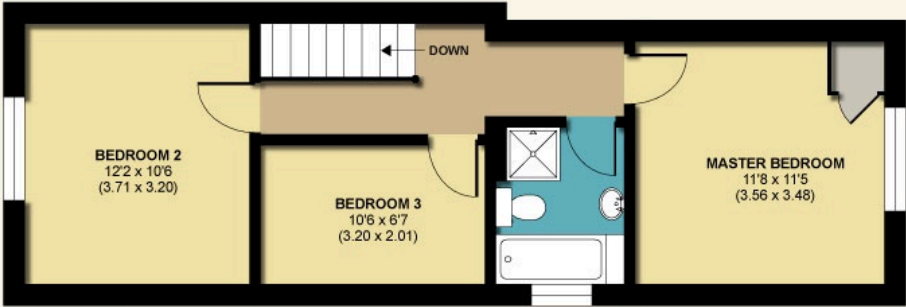




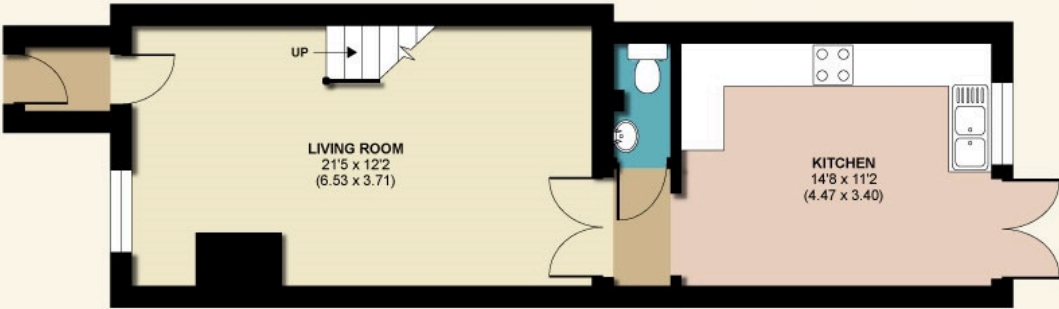
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		85
69-80 C		
55-68 D	66	
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Waterloo Road, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 961 SQ FT 89.2 SQ METRES



FIRST FLOOR



GROUND FLOOR

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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