

Property ref: 140908



Linden Close, Wokingham, RG41 4BL

£2,450 PCM



Located in the heart of Wokingham and within easy walking distance of the mainline railway station, this well-proportioned four-bedroom detached house offers generous living space throughout. The property features four good-sized bedrooms, a modern white bathroom suite with a shower over the bath, and multiple reception rooms, including a separate lounge, dining room, and an additional family room. The well-equipped kitchen includes built-in appliances and is complemented by a separate utility room. Externally, the home benefits from a private garden with a patio area, a single garage, and gas central heating throughout. Wokingham Council tax band: F, EPC Rating: D, Offered Unfurnished

Available 02/04/2025

- Detached house
- Driveway parking
- Garden
- 4 Bedrooms
- Garage
- 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
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

Heating Type (Gas, Elec, communal boiler etc.): Gas

Water supply: mains

Drainage info: mains

Electricity supply: mains

Gas supply: mains

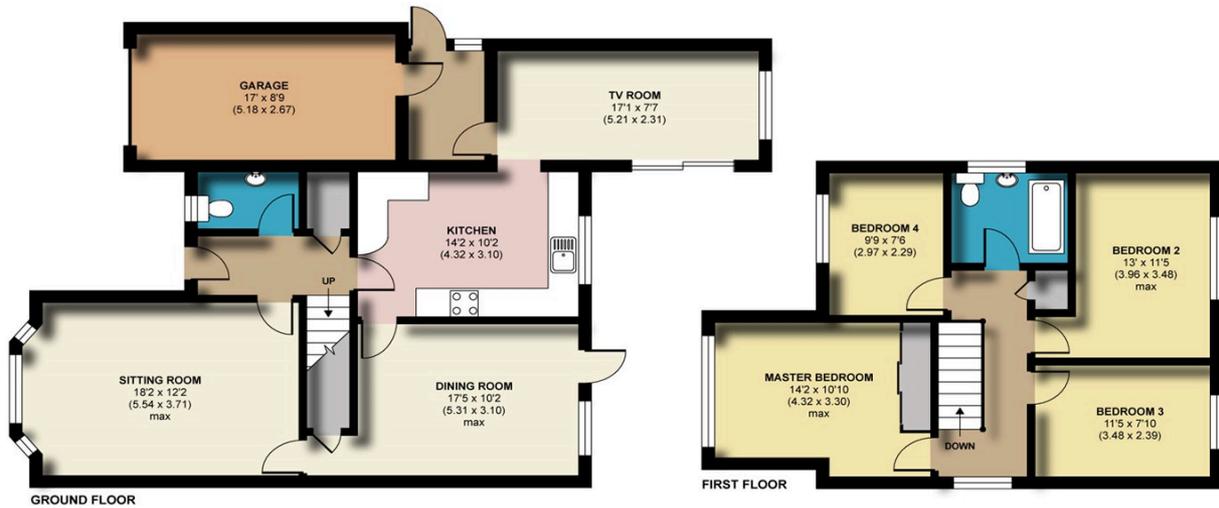
Broadband/Mobile Info: Connections available. For an indication of specific speeds and supply of Broadband and Mobile, we advise applicants go to the Ofcom website Broadband and Mobile Coverage Checker.





Linden Close, Wokingham

APPROX. GROSS INTERNAL FLOOR AREA 1626 SQ FT 151 SQ METRES (INCLUDES GARAGE)



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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