

Property ref: 151786



Emmbrook Gate, Wokingham, RG41 1JW

£1,725 PCM



Well Presented Three Bedroom Terraced Home Situated Close to Local Schools And Amenities. Entrance Hallway Into Spacious Living/Dining

https://v4.salesandlettings.online/pls/haslamss/e_agent_data.details_sheet_p

- Three Bedroom End Terrace Property

Room, Archway Through To Modern Kitchen with Appliances, Garden Room With Outside Access, Two Double Bedrooms and 1 Nursery Size Bedroom, Family Bathroom With Shower Above Bath, Landing Storage, Garage in Block. Good Size Private Garden. Wokingham Council Tax Band C. EPC Rating C. Unfurnished. Excellent Location To Leisure , Schools and Amenities.

- Two Double Bedrooms And Nursery
- Family Bathroom
- Spacious Lounge / Dining Room
- Garden Room With Outside Access
- Garage In Block

Available 01/09/2026

*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

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'.







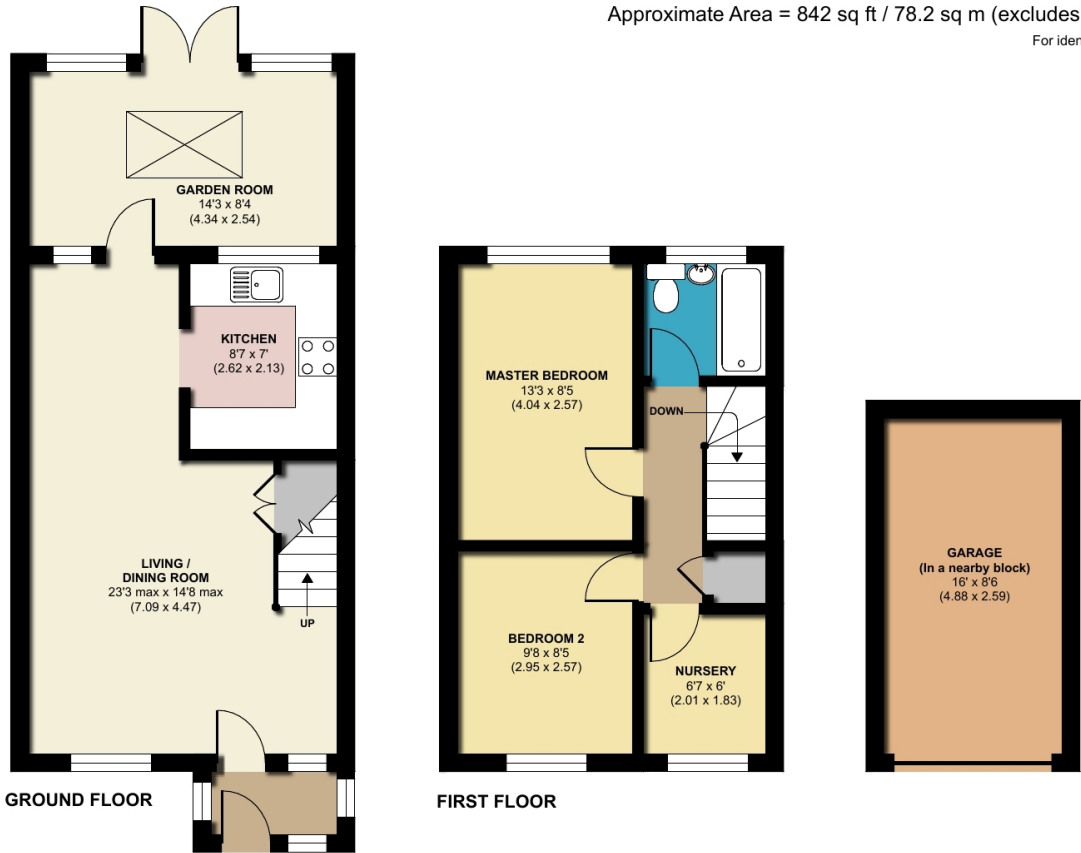




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
81-91 B		88
69-80 C	69	
55-68 D		
39-54 E		
21-38 F		
1-20 G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Emmbrook Gate, Wokingham

Approximate Area = 842 sq ft / 78.2 sq m (excludes detached garage)
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2022.
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