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3 ESSAME CLOSE, WOKINGHAM, BERKSHIRE, RG40 1US



- Two Bedroom bungalow
- Off road Parking
- No onward chain
- Private rear garden
- Approx 17ft Sitting Room
- EPC rating D

Asking Price £325,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



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PROPERTY DESCRIPTION

Two bedroom bungalow in cul-de-sac with private rear garden, off road parking and no onward chain complications. EPC rating D. PLEASE NOTE PHOTOS TAKEN PRIOR TO CURRENT TENANCY.

LOCAL INFORMATION

Wokingham is a sought after market town. Noted for its charm Wokingham attracts residents looking for a great community spirit and with an array of pubs, restaurants and a selection of independent shops and high street favourites. There is a wide range of golf courses, gyms and parkland nearby is Dinton Pastures with 335 acres of parkland which includes 7 lakes as well as the river Loddon. There is also a high volume of schools in the area and the town is very popular with commuters due to its transport links. Motorway connections are available to the M4 and M3 and railway station providing passage to London Waterloo as well as links to Reading.

ACCOMMODATION

Enter property into entrance hall which gives access to all principle rooms. The kitchen looks out onto the front of the property whilst the main reception is located at the rear. There is a family bathroom and two double bedrooms.

OUTSIDE SPACE

Off road parking space to front and private paved garden to rear.

LOCAL AUTHORITY and SERVICES

Wokingham Borough council tax band C. All mains services.



CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers DT appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

MORTGAGES

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

Davis Tate is an Introducer to Embrace Financial Services. Embrace Financial Services is an Appointed Representative of PRIMIS Mortgage Network, a trading name of First Complete Ltd, which is authorised and regulated by the Financial Conduct Authority for mortgages, protection insurance and general insurance products.

LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

BUYERS INFORMATION

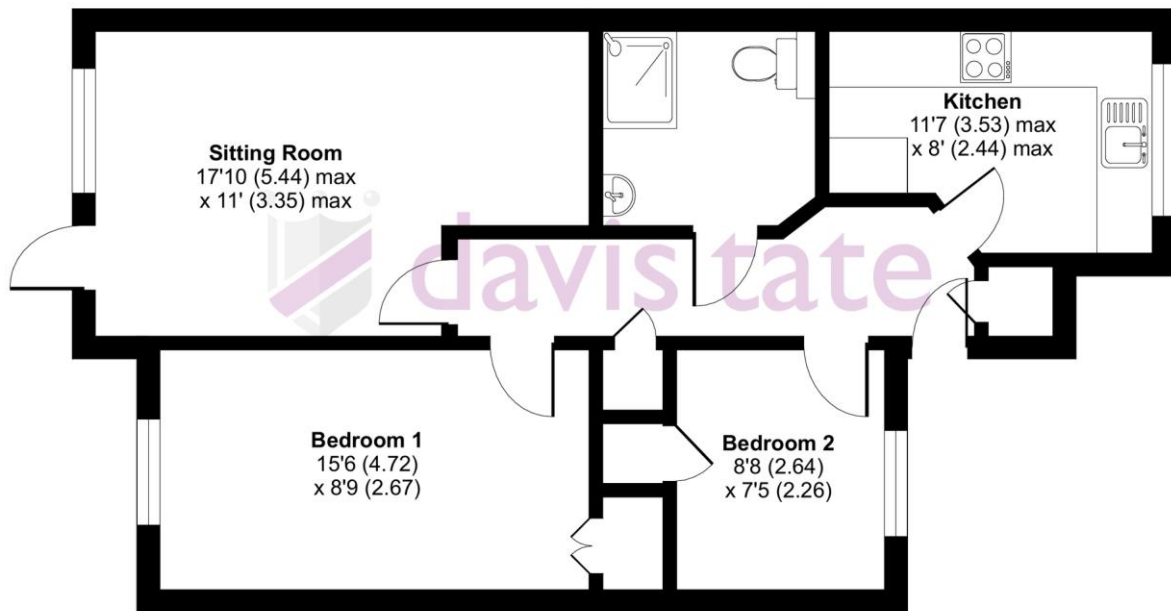
To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

Approximate Area = 649 sq ft / 60.2 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Davis Tate. REF: 1068495