

**2 TANNERS ROW, WOKINGHAM, BERKSHIRE, RG41 4EL**

- Extremely well presented
- Two double bedrooms
- Cul de sac location
- Driveway parking
- Unfurnished
- Available 03/06/2024

**£1,495 per month + permitted payments \***

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE READING BRANCH ON 0118 958 7979



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## PROPERTY DESCRIPTION

A well presented two bedroom semi detached house located in a highly sought after cul de sac in the Wokingham area. The property is comprised of a living room, fitted kitchen, downstairs cloakroom, two double bedrooms, a family bathroom, private rear garden and one allocated parking space.

## LOCAL INFORMATION

Wokingham is a market town and civil parish in Berkshire in South East England about 33 miles west of central London. It is about 7 miles east-southeast of Reading and 3 miles west of Bracknell. It contains an area of 557 acres and, according to the 2001 census, has a population of 30,403. It is the seat of the Borough of Wokingham, and forms part of the wider Reading/Wokingham Urban Area. Before 1844, the north of the parish of Wokingham was part of a detached portion, or exclave, of the county of Wiltshire, the border of which is some 30 miles to the west. The Counties (Detached Parts) Act of that year resulted in its transfer to the county of Berkshire. Wokingham was a borough before the 1974 reorganisation of local government, when it merged with Wokingham Rural District to form the new Wokingham District. What had been Wokingham Borough became Wokingham Town, but retained its mayor.

## ACCOMMODATION

Once through the front door you will find yourself in the entrance hall. The kitchen is to your left and the downstairs cloakroom to your right. As you venture further you will enter the living room with double doors leading into the garden. On the first floor you will find the two double bedrooms and the three piece family bathroom.

## OUTSIDE SPACE

The property features a private rear garden with side access and allocated parking for one car at the front.

## LOCAL AUTHORITY and SERVICES

Wokingham Borough Council. Council tax band D.

## IMPORTANT NOTICE

\* When you apply for a tenancy there will be permitted payments to pay - ask our branch staff or visit our website for further details.

## DISCLAIMER

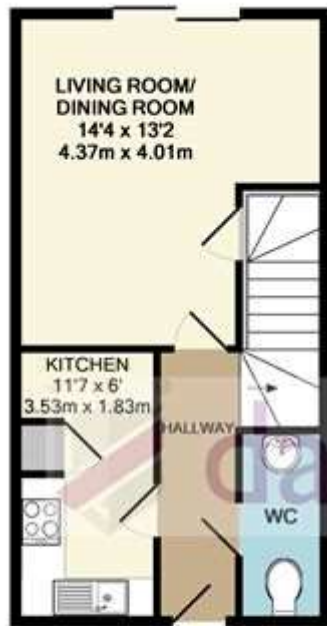




These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested. Other important information which you need to know about this property can be found at [davistate.com](http://davistate.com)

### 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.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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