

3 Bed Semi-Detached In Potter Crescent Workingham, Berkshire, RG41 1AN

£232,000





SHORT DESCRIPTION

Property Ref: 15726 Three Bedroom Semi-Detached House with Garage and Private Drive – Potter Crescent, Wokingham, RG41. A well-presented modern three-bedroom, three-bathroom semi-detached home located in a quiet and popular area of Wokingham, available through shared ownership. The ground floor features a spacious kitchen, a bright living room leading to a dining area, a convenient downstairs bathroom, and useful under-stair storage. The first floor boasts three comfortable bedrooms, including one with an en-suite, and an additional family bathroom. Outside, the property offers a private side drive with two off-road parking spaces, a garage, and an enclosed south-facing garden with plenty of potential to personalise. The home is close to several highly regarded schools, including Emmbrook School, The Holt, St. Cripsin's, and a stone's throw from St Cecilia's Primary school. There is easy access to the M4 via car. With a 6-minute car ride from Wokingham train station, this property offers great commuter links to Reading, Guildford, and London. Wokingham town centre provides a range of shops, restaurants, and train connections. Regularly ranked among the top ten happiest places to live in the UK, Wokingham is a sought-after market town ideal for families and commuters alike. The property is available for £232000 for a 40% share of the market value of £580,000. Monthly Rent – £949.19 (plus mortgage required for 40% share). Monthly Management cost – £75.06. Property Type: Semi-detached Full selling price: £580000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £232000.00 Monthly rent based on 40% share: £949.19 Remaining lease (In Years): 117 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £900.72 Council tax band: E EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

3

Bed Room(s)

3

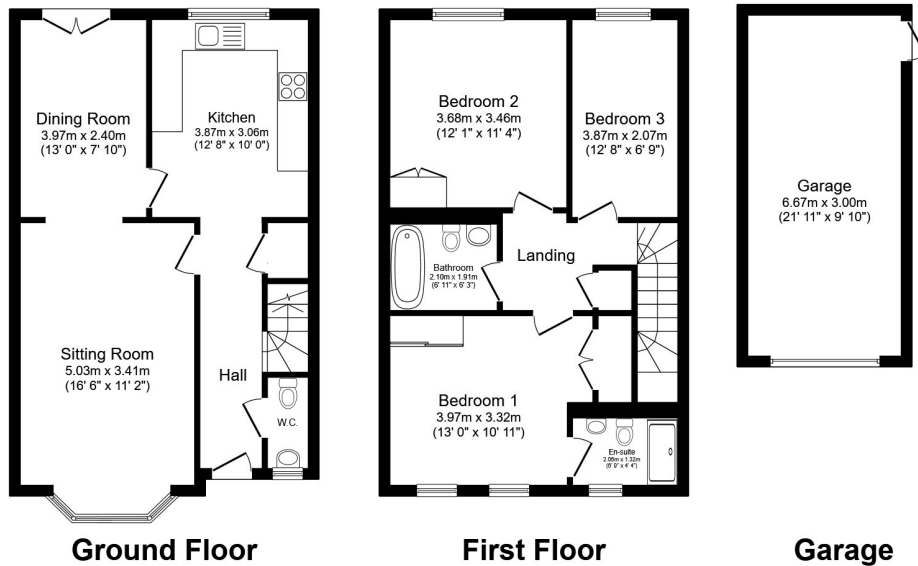
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 123.0 sq.m. (1,324 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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