



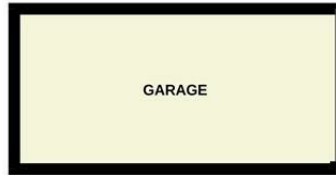
1 Venus Close
Wokingham, RG41 3GG

Guide price £400,000 Freehold

VillageProperties.co.uk

1 Venus Close

GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 758 sq.ft. (70.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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DESCRIPTION:

VP - Presented to the market is this two bedroom end of terrace house located in a cul-de-sac on the Woosehill development benefitting a garage and off road parking at the rear.

The accommodation comprises living room, refitted kitchen/dining room, two bedrooms and a modern bathroom suite. There are low maintenance front and rear gardens as well as double glazed windows throughout. The property is also within walking distance of local shops, amenities and bus routes.

SUMMARY OF ACCOMMODATION:

- TWO BEDROOMS
- GARAGE
- KITCHEN/DINING ROOM
- GOOD SCHOOL CATCHMENTS
- END OF TERRACE
- OFF ROAD PARKING
- EASY ACCESS TO M4 & A329
- CUL-DE-SAC LOCATION

ADDITIONAL INFO:

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

VIEWING STRICTLY BY APPOINTMENT:

T: 0118 436 0580
E: twyford@villageproperties.org
W: www.villageproperties.co.uk

12 High Street,
Twyford,
RG10 9AE