



5 BAYLEY COURT, WINNERSH, WOKINGHAM, BERKSHIRE, RG41 5HT
£250,000 FREEHOLD

**A THREE BEDROOM MID TERRACED PROPERTY IN NEED OF
MODERNISATION IDEAL FOR AN INVESTMENT PURCHASER OR
LANDLORD OR SOMEONE LOOKING FOR A PROJECT WITH NO ONWARD
CHAIN COMPLICATIONS.**

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk



DESCRIPTION:

Set within a cul-de-sac location this three bedroom mid terrace property which is within walking distance of Winnersh train station, local schools, shops and amenities. The accommodation comprises; living room with feature fireplace, kitchen/dining room and a downstairs cloakroom. To the first floor there are three bedrooms, two with fitted wardrobes, and a three piece family bathroom. Further benefits include a fully enclosed rear garden and off street parking, as well as offering easy access to the M4 and A329 motorways. NO ONWARD CHAIN COMPLICATIONS.

All Services/Appliances have not and will not be tested.

AT A GLANCE

- No Chain
- 3 Bedrooms
- In need of modernisation
- 957sqft
- Council tax band C Wokingham
- Ultrafast broadband 1800Mbps
- Mobile coverage EE, Vodafone & O2
- Satellite / fibre TV Available with Sky, Virgin and BT

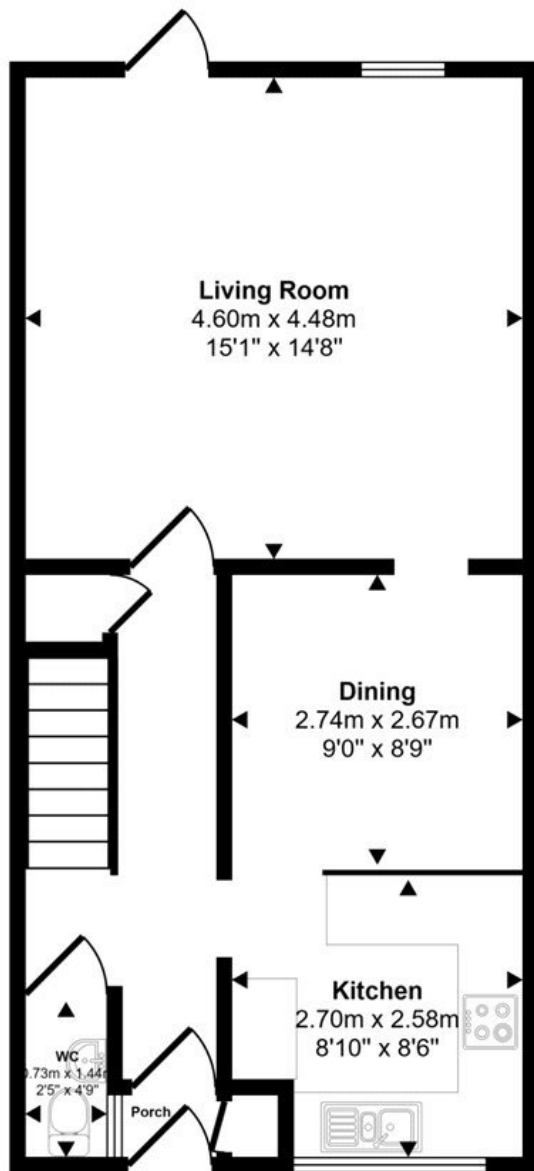
Tenure: Freehold

Council Tax Band: C

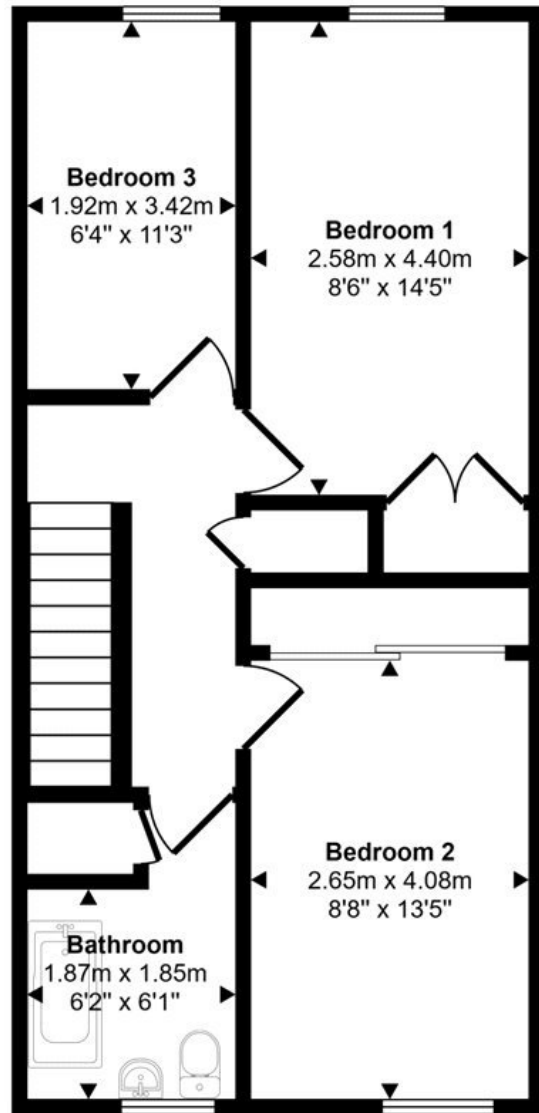
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



Approx Gross Internal Area
93 sq m / 998 sq ft



Ground Floor
Approx 46 sq m / 497 sq ft



First Floor
Approx 47 sq m / 501 sq ft

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



Wokingham | 01189 072777 | wokingham@winkworth.co.uk

winkworth.co.uk

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £24 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.