



2 ROSE STREET, WOKINGHAM, BERKSHIRE, RG40 1XU
£750,000 FREEHOLD

Winkworth



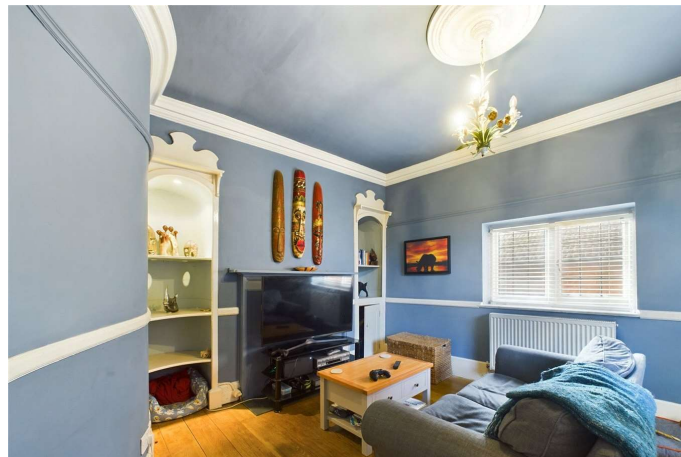
ROSE STREET

Situated in the heart of the town centre, this attractive Grade 2 listed property is believed to date back to the mid-18th century and offers versatile living accommodation over five floors. On the lower ground floor is a good sized fitted kitchen/breakfast room, dining room and a cloakroom. On the ground floor is the entrance hall and two reception rooms. To the first floor are two double bedrooms, one of which benefits from a cloakroom and en suite shower room and to the second floor are two further double bedrooms, a single bedroom, family bathroom and a separate cloakroom. On the third floor is an additional double bedroom/attic. In summary, there are three reception rooms and up to six bedrooms. Numerous noteworthy features throughout the property include exposed timbers and brickwork, ornate cornicing and centre roses, natural wood flooring and feature fireplaces. There are no onward chain complications.

Please be aware that there is no rear garden nor off road parking with the property although parking permits can be applied for.

Situated in the very heart of the town centre and just a short stroll to the mainline railway station, the Rose Street resident is set to enjoy the fruits of a fabulous regeneration project which is creating an exciting forum for shopping, dining and socialising and even boasts an Everyman boutique cinema, right on your doorstep. Wokingham's main line station, which serves London Waterloo, Reading, Guildford and Gatwick, is in walking distance and both the M3 and M4 motorways are within easy reach, making it ideal for the commuter. There are excellent local state and public schools and leisure facilities all within the region.

EPC: E







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