



## Gipsy Lane, Wokingham, RG40 2BN

£2,650 per month *Furnished, Unfurnished*

4  2  2 

Modern four bedroom detached house close to central Wokingham and within walking distance of Wokingham train station. The property comprises spacious kitchen/diner with underfloor heating, living room, shower room and one double bedroom on the ground floor. Two further double bedrooms, a single bedroom and a second shower room occupy the first floor. Additional benefits include private rear garden, garage and off road parking for two cars. Available now. Furnished or unfurnished.

### KEY FEATURES

- Four bedroom detached house
- Central Wokingham location
- Garage & off road parking
- Council tax band E
- Available now
- Furnished or unfurnished



Reading

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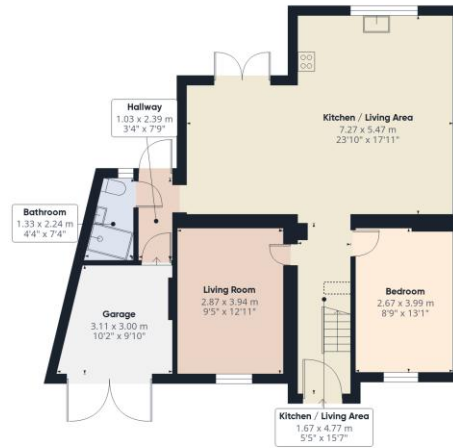




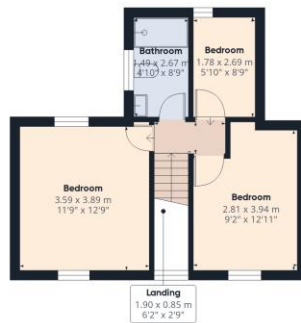


## MATERIAL INFO

**Deposit:** £3,057.69  
**Holding Deposit:** £611.53  
**Council Tax Band:** E  
**EPC rating:** D



Ground Floor



Floor 1



#### Approximate total area<sup>m</sup>

111.9 m<sup>2</sup>  
1205 ft<sup>2</sup>

#### Reduced headroom

0.2 m<sup>2</sup>  
3 ft<sup>2</sup>

(1) Excluding balconies and terraces

#### Reduced headroom

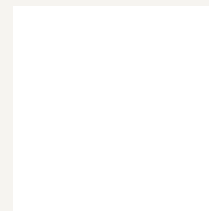
Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	69 D	
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



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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.

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