



2 BEARWOOD PARK, BEARWOOD PATH, WINNERSH, WOKINGHAM, RG41 5SR
£195,000 TO BE ADVISED

**BEAUTIFUL PARK HOME FOR THE OVER 55S
 SITUATED ON A POPULAR DEVELOPMENT CLOSE
 TO ALL LOCAL AMENITIES.**

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DESCRIPTION:

The current owner has refurbished the property in recent years and now benefits from fitted and integrated kitchen/diner, lounge, hall way, two double bedrooms, shower room with double shower tray, rear lobby, detached garage, off road parking and front and rear gardens. This home would benefit the retired person as there is a min age restriction. Other benefits include gas central heating to radiators and double glazing.

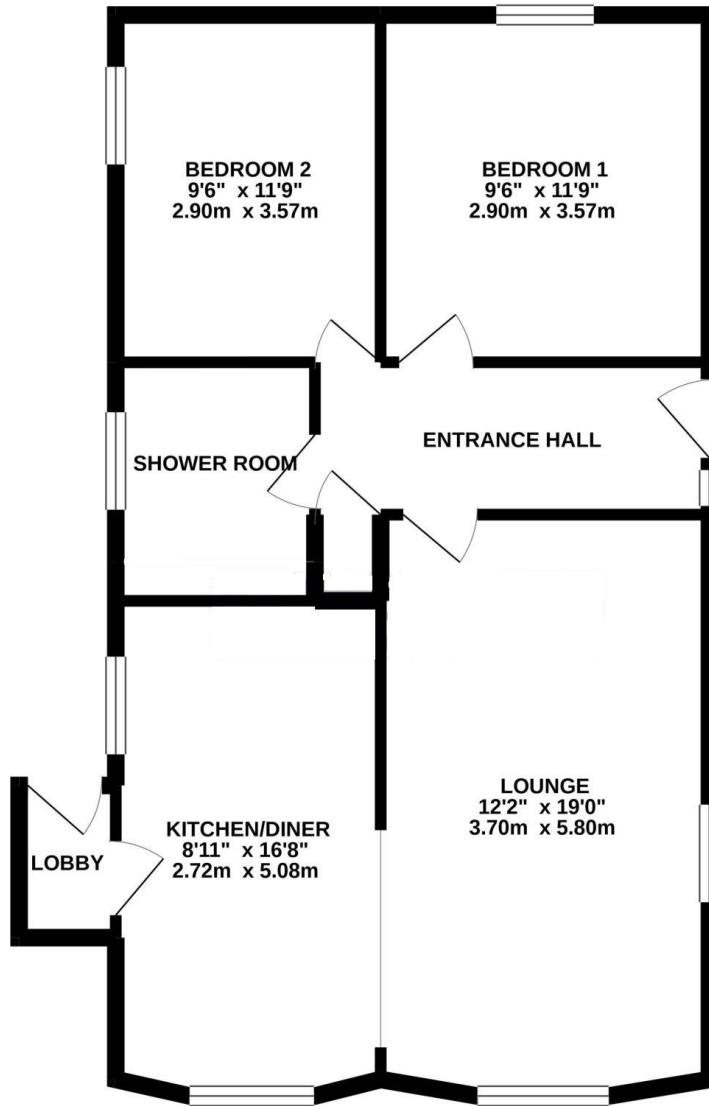
The home is situated giving easy access to all local amenities. There is a local Sainsbury and Asda superstore near by and for the commuter the A329M and M4 are only minutes away and Winnersh Triangle mainline railway station serving Reading and London Waterloo is within walking distance. There is a regular bus route serving Reading and Wokingham also within walking distance.

AT A GLANCE

- Well presented 2 bedroom PARK HOME
- Site for the over 55's
- Excellent order throughout
- Driveway parking and garage
- Front and rear garden
- Water, sewage & electric organised through the site
- Calor gas
- Pitch fee is £209.78 per month
- Council tax band A Wokingham



GROUND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 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.

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.

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