



**26 DIAMOND JUBILEE WAY, WOKINGHAM, BERKSHIRE, RG40 5AP**  
**£550,000 FREEHOLD**

**THIS ATTRACTIVE END TERRACED HOME IS SITUATED AWAY FROM THE MAIN ROAD ON THE MULBERRY GROVE DEVELOPMENT BY CREST NICHOLSON.**

**Winkworth**

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### DESCRIPTION:

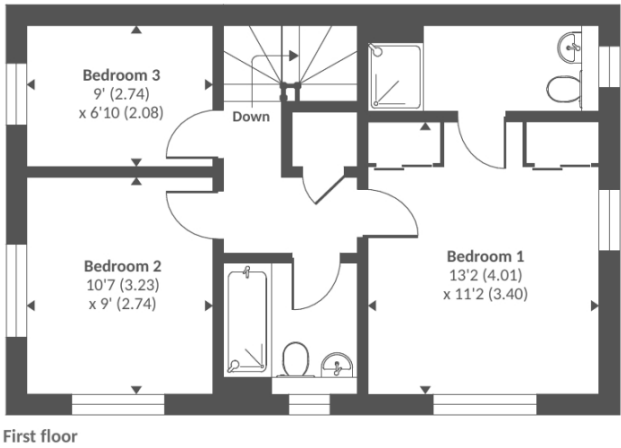
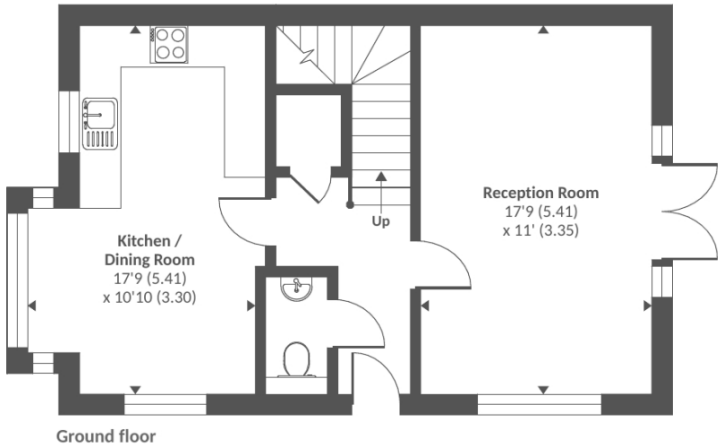
Mulberry Grove is conveniently positioned on the outskirts of the centre of Wokingham with its wide range of shops, pubs and restaurants. The well-planned home incorporates a living room with double doors to the garden alongside a well-equipped open plan kitchen-dining room with bay window. Upstairs the three bedrooms are complimented by an en suite shower to the master bedroom and a family bathroom with shower. The property will appeal to purchasers seeking a modern home finished to a high standard of presentation with excellent transport links by both road and rail and with easy access to local schools.

### AT A GLANCE

- Attractive 3 bedroom home
- Cul de sac location
- 2 allocated parking spaces plus communal visitor spaces
- Well presented throughout
- Southerly aspect garden
- Management charge circa £100 per six months
- Council tax band D Wokingham
- Ultrafast broadband 1800Mbps
- Satellite/Fibre TV available with Sky, BT and Virgin
- Mobile coverage







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		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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