



**31 MONTAGUE CLOSE, WOKINGHAM, BERKSHIRE, RG40 5PF
£435,000 FREEHOLD**

NO ONWARD CHAIN THIS SMARTLY PRESENTED TWO BEDROOM TERRACE PROPERTY IS SITUATED ON THE POPULAR KEEPHATCH PARK DEVELOPMENT.

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DESCRIPTION:

This smartly presented two bedroom terrace property is situated on the popular Keephatch Park development. The accommodation comprises living room with kitchen/dining room overlooking the larger than average rear garden, master bedroom with en suite shower room, separate family bathroom and allocated parking space.

Situation - Montague Close is set on the popular Keephatch development built in the early 90's, it is now well established and a popular area for families. The estate is bordered by areas of mature woodland interspersed with pathways. There are local shops on nearby Beanoak Road and the town is within walking distance (1.2 miles). To the east of the town centre A329(M)/M4 are within easy reach.

Outside - The private garden is of a good size for a property of this type and is enclosed by wooden fencing and mature shrub boarders with a generous area of lawn with a patio, gated side access and shed. To the front is a parking space and visitor space.

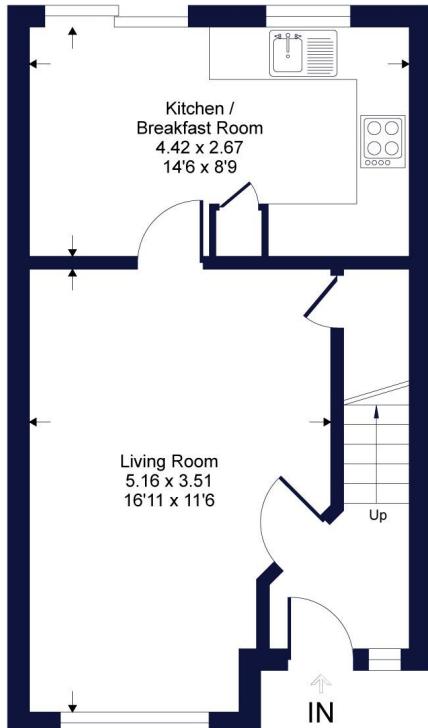
Building repair works were completed 9 years ago and signed off with a certificate of structural adequacy further details available on request.

AT A GLANCE

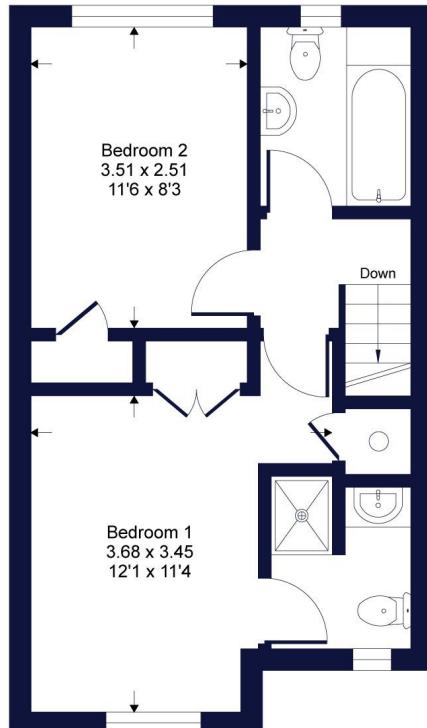
- No onward chain
- 2 Double bedrooms
- 2 bathrooms
- Good sized garden
- Parking
- Gas fired radiator heating
- Sought after location
- Council tax band D Wokingham
- Ultrafast broadband available 1000Mbps
- Satellite/Fibre TV available with BT, Sky & Virgin
- Mobile coverage EE, Vodafone, Three & O2



Approximate Gross Internal Area = 67.6 sq m / 728 sq ft



Ground Floor = 33.8 sqm / 364 sqft



First Floor = 33.8 sqm / 364 sqft

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

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.