

24 THE OAKS, BRACKNELL, BERKSHIRE, RG12 2XG
£425,000 FREEHOLD

A WELL MAINTAINED HMO WITH CURRENT INCOME CIRCA £38,340
WITH POTENTIAL UPLIFT WITH REMODELLING.

Winkworth

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

for every step...

winkworth.co.uk



DESCRIPTION:

This substantial five bedroom terrace home is set over three floors and is an ideal opportunity for someone looking for an investment. Currently a fully tenanted and licenced HMO with potential to remodel the upper floor to create a further lettable room.

Alternatively it could be converted back to a single residence when the current tenancy agreements expire.

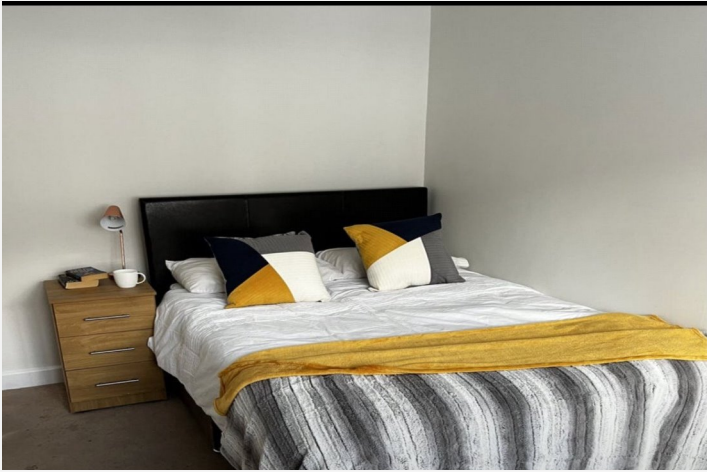
The spacious accommodation comprises two rooms on the ground floor alongside a shower room and utility room. On the first floor is the modern kitchen/dining room and another bedroom which could easily be turned back to the living room, and three more bedrooms and the family bathroom are to be found on the second floor.

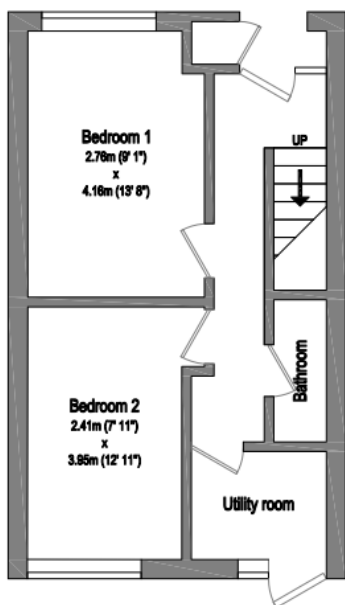
Additional features include a private rear garden and driveway parking to the front. The property is also located in a cul-de-sac within a half a mile walk of The Lexicon in Bracknell town centre. The property has been well maintained and managed and has a current HMO licence and up to date Gas Safety, EICR & Electrical Certificates, Emergency Lighting, PAT, Fire Risk Assessment and Fire Alarm Certificates. Building repair works were completed 10 years ago and signed off by build regulations further details available on request.

A viewing is recommended to fully appreciate the space and potential this property has to offer.

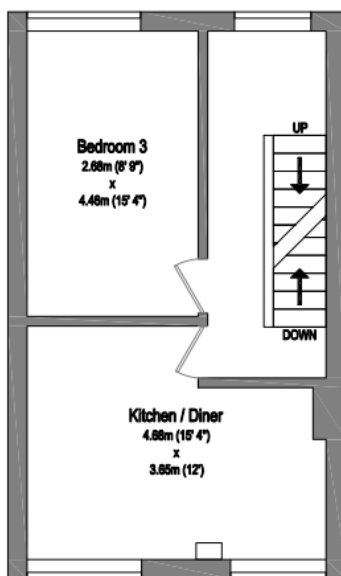
AT A GLANCE

- Three storey town house
- Currently a licenced 5 bedroom HMO with potential for 6
- Modern fitted kitchen and bathrooms
- Private garden
- Double glazed window
- Mobile coverage EE, Vodafone, Three & O2
- Council tax band C Bracknell Forest
- Ultra fast broadband available 1800Mbps
- Satellite/Fibre TV Available with BT, Sky & Virgin

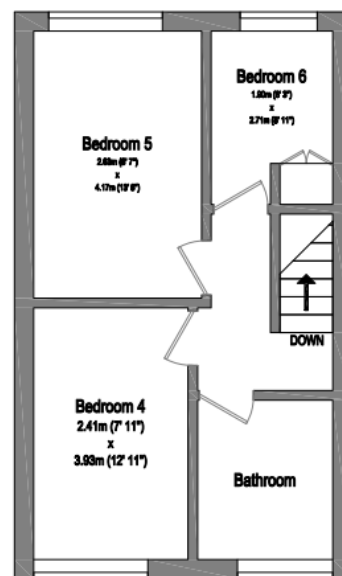




Ground Floor



First Floor



Second Floor

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		
81-91	B		
69-80	C	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Wokingham | 01189 072777 | wokingham@winkworth.co.uk

winkworth.co.uk

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Landmark who will contact you once you have had an offer accepted on a property you wish to buy. The cost of these checks is £25 per person and this will need to be paid by you in advance of us issuing a memorandum of sale, directly to Landmark, and is non-refundable.

Winkworth

for every step...