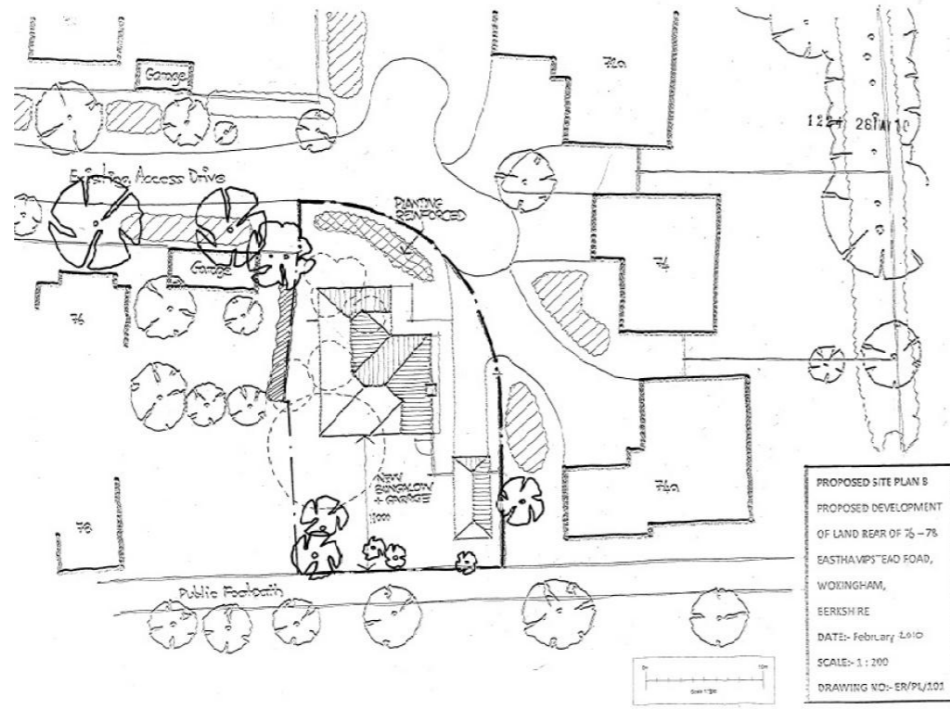


**OUTSIDE**



# FOR SALE

LAND TO REAR OF 76-78, EASTHAMPS TEAD ROAD, WOKINGHAM, BERKSHIRE, RG40



For independent mortgage advice please contact our recommended advisors **Worthingtons 0118 977 6969**

## Mortgages

How much is your property worth? **FREE** no-obligation market appraisal **0118 979 6796**

## Valuations

For lettings advice to register or to arrange for a rental valuation contact us on **0118 977 1111**

## Lettings

**IMPORTANT NOTICE**  
Please note that all appliances and heating systems are not tested by Richard Worth Estate Agents and therefore no warranties can be given as to their good working order. These particulars, although believed to be correct, are not guaranteed and form no part of an offer or contract.

RESIDENTIAL SALES AND LETTINGS  
LAND AND NEW HOMES

**RICHARD-WORTH.CO.UK**



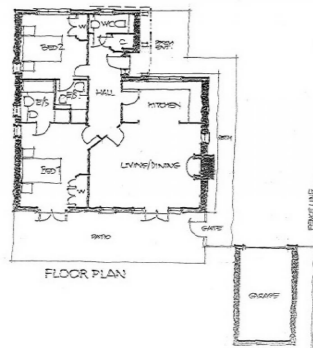
**£150,000**  
Freehold

### MAIN FEATURES

- planning granted for two bed detached bungalow
- approx 0.1 acres
- close to town centre
- offers due friday 13th may

VIEW BY APPOINTMENT  
**0118 979 6796**  
**RICHARD-WORTH.CO.UK**





## DESCRIPTION

Detailed planning permission has been granted at appeal for the erection of a 2 bed detached bungalow with a separate detached single garage on land to the rear of 76-78 Easthampstead Road. The site is flat and mostly laid to lawn with access provided down a short private drive currently serving 3 detached houses. This site is approximately 0.1 Acres (0.035 hectares) in a fantastic location, within easy walking distance of Wokingham town centre. A Unilateral Undertaking has been entered into by the existing owner with S106 contributions totalling £13,359.94. These costs will need to be taken into consideration by any future purchaser. Full details and plans can be found at Wokingham Borough Council planning department under reference: F/2010/1224.

### Services

- It is understood that all main services are available however it is the responsibility of potential purchasers to make their own service enquiries.

### Method Of Sale

- Offers are being sought on a subject to contract basis only with a guide price of £150,000.
- Offers are to be submitted by noon on Friday 13th May 2011.
- Please bear in mind that interested parties are likely to be asked to prove their funding arrangements and their ability to complete by mid June.

