

# FOR SALE

5 MELBOURNE AVENUE, WINNERSH, BERKSHIRE, RG41 5EL



**£250,000**

O.I.E.O  
Freehold

#### MAIN FEATURES

- needs refurbishment/  
redevelopment
- 2/3 bedrooms
- 1/2 reception rooms
- good sized kitchen
- driveway parking
- double garage
- approx. 0.2 acres

VIEW BY APPOINTMENT

**0118 979 6796**  
**RICHARD-WORTH.CO.UK**





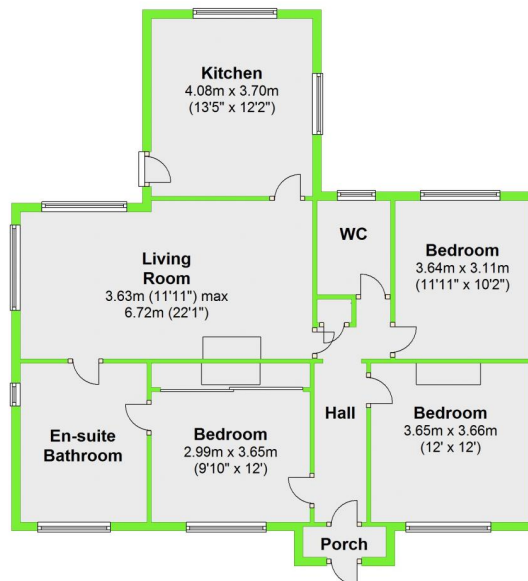
## DESCRIPTION

Situated on a no through road in Winnersh stands this bungalow suitable for complete refurbishment or redevelopment. The accommodation currently offers 2/3 bedrooms with 1/2 reception rooms and good sized kitchen. There is a large driveway parking area to the side of the bungalow leading to a double garage to the rear. The site is approximately 18 metres wide and 55 metres in depth with a total site of approximately 0.2 acres.

## ACCOMMODATION

Living room - 22' 1" x 11' 11" (6.73m x 3.63m)  
 Kitchen - 13' 5" x 12' 2" (4.09m x 3.71m)  
 Bedroom one - 12' 0" x 9' 10" (3.66m x 3m)  
 Bedroom two - 12' 0" x 12' 0" (3.66m x 3.66m)  
 Bedroom three - 11' 11" x 10' 2" (3.63m x 3.1m)

### Ground Floor



Total area: approx. 97.8 sq. metres (1052.2 sq. feet)

For illustrative purposes only. Not to scale.  
 Plan produced using The Mobile Agent.

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

RESIDENTIAL SALES AND LETTINGS  
 LAND AND NEW HOMES

**RICHARD-WORTH.CO.UK**

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### 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.