

The Estate Agent People Recommend



42, Shackleton Way,  
Woodley  
RG5 4UT

Price guide £265,000



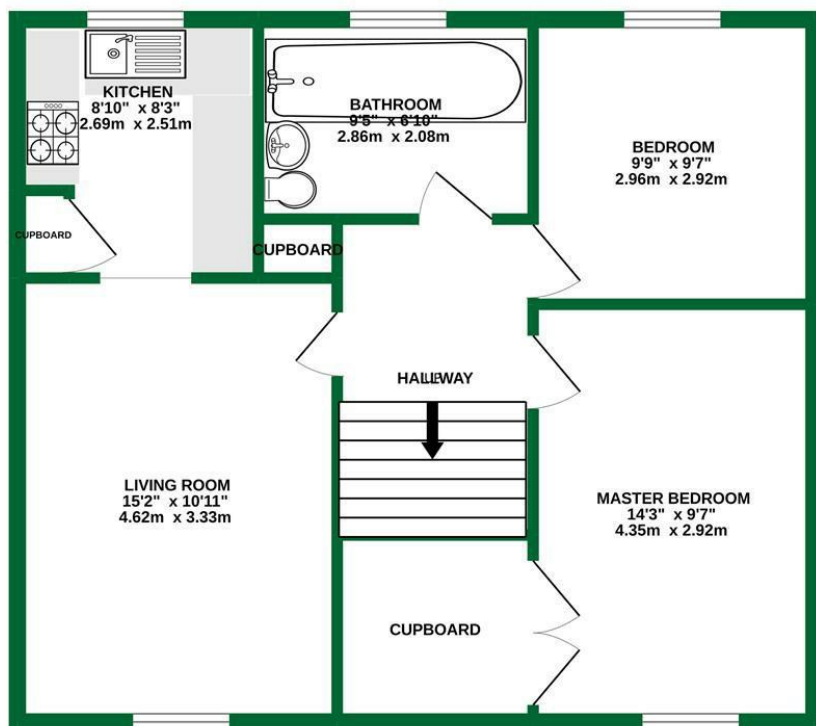
Wentworth Estate Agents are pleased to offer this well presented TWO BEDROOM END OF TERRACE FIRST FLOOR MAISONETTE in a popular location with NO ONWARD CHAIN.

Access to the property is via its own private front door with stairs leading up to the first floor landing. There is a good sized living room with access to the kitchen, 2 double bedrooms and a bathroom. The property enjoys GAS CENTRAL HEATING TO RADIATORS and has PRIVATE PARKING.

The property is ideal for a first time buyer or an investor, with a renewed lease and low ground rent charges of £200 per annum.

Council tax band C  
Energy rating C

GROUND FLOOR  
653 sq.ft. (60.6 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## ACCOMMODATION

- TWO BEDROOM MAISONETTE
- WELL PRESENTED
- GAS HEATING TO RADIATORS
- EXTENDED LEASE
- NO ONWARD CHAIN
- PRIVATE PARKING
- CONVENIENT LOCATION



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

