



California country park

- Two double bedroom double park home
- Prime plot backing onto woodlands
- Large and bright living room
- Two generous double bedrooms

- In need of refurbishment throughout
- Large private rear garden
- Separate kitchen[
- Cash Buyers Only

Asking Price £160,000

Tenure: Non-traditional

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California country park

homes Berkshire

DESCRIPTION

A fantastic opportunity to acquire this two double bedroom double park home, ideally positioned on one of the best plots within California Country Park. Backing directly onto woodland and enjoying a much larger-than-average garden, this is a rare chance to secure a home in an exceptional setting ??

The property is in need of refurbishment throughout, making it perfect for buyers looking to modernise and create a home to their own taste. The accommodation is well laid out and offers excellent potential, comprising a large living room, a separate kitchen, two generous double bedrooms, and a bathroom.

What truly sets this property apart is the outside space. The garden is particularly spacious compared to others on the park and backs directly onto mature woodland, providing a peaceful and private outlook that is hard to find. With the right improvements, this could become a truly special home in a beautiful location ??

California Country Park remains a highly sought-after setting, known for its natural surroundings and community feel, while still being within easy reach of local amenities. Opportunities like this, especially with such a standout plot, rarely come to market ??





Council Tax: A

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A				(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Office on 0118 979 5618 if you wish to arrange a viewing appointment for this property or require further information.

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