



sears
property, clear & simple

3 Bedrooms End Terrace
Juniper Bracknell Berkshire RG12
7ZE
£1,350 pcm
To Let



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**** BIRCH HILL **** A well presented and spacious end of terrace home located within the sought after Birch Hill area of Bracknell. The property benefits from a spacious living/dining room, modern kitchen and private rear garden. Available from Mid July on an unfurnished basis.

helping you get a move on!

about the property...

**** BIRCH HILL **** A well presented and spacious end of terrace home located within the sought after Birch Hill area of Bracknell. The property has a downstairs cloakroom, storage cupboard, entrance hall leading to spacious living/dining room with doors to rear garden, modern fitted kitchen, stairs to first floor, three bedrooms with fitted wardrobes and family bathroom. Further benefits include private rear garden with patio area and side access. Available Mid July on an unfurnished basis.

Hall -

Stairs to first floor, two cupboards, door to downstairs cloakroom, opening to living room, laminate flooring.

Downstairs Cloakroom -

Side aspect double glazed frosted window, hand wash basin with mixer tap over, low level WC, part tiled splash back.

Living/Dining Room - 21'4" (6.5m) x 16'0" (4.88m)

Dual aspect double glazed window, dual aspect double glazed patio doors, TV point, BT point, cupboard, radiator, door to kitchen.

Kitchen - 9'3" (2.82m) x 8'9" (2.67m)

Rear aspect double glazed window, a range of eye and base level units with rolled edge work surfaces, stainless steel sink with mixer tap over, oven and hob, tiled splash back, washing machine, fridge/freezer, tumble dryer, dishwasher, laminate flooring, door to garden.

First Floor Landing -

Side aspect double glazed window, doors to all first floor rooms, airing cupboard.

Bedroom One - 13'4" (4.06m) x 9'3" (2.82m)

Rear aspect double glazed window, fitted wardrobe, radiator.

Bedroom Two - 9'6" (2.9m) x 8'2" (2.49m)

Front aspect double glazed window, fitted wardrobe, radiator.

Bedroom Three - 9'11" (3.02m) x 6'3" (1.91m)

Rear elevation double glazed window, fitted wardrobe, radiator.

Bathroom -

Front aspect double glazed frosted window, panel enclosed bath with mixer tap and shower attachment over, pedestal hand wash basin with mixer tap over, low level WC, part tiled splash back, tiled flooring, heated towel rail.

Outside -

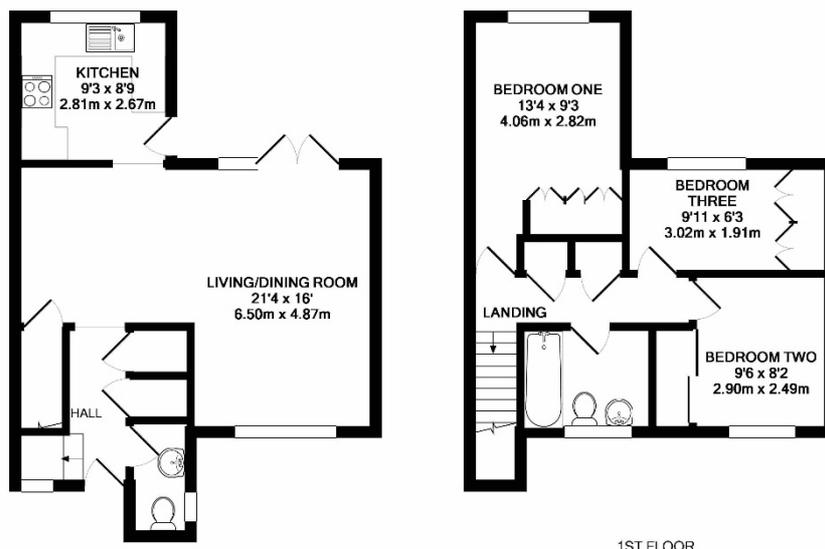
To The Front -

Mainly laid to lawn, courtesy path to front door.

To the Rear -

Mainly laid to lawn, patio area, a range of shrubs and borders.

- EPC Summary: EER D (61/84) EIR D (56/81)



PLEASE NOTE WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

we're here to help if you've any questions about this property...

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