



**sears**  
property, clear & simple

3 Bedrooms Terrace

Statham Court Binfield Bracknell  
Berkshire RG42 1FS

Price £1,200 pcm

To Let



*scan to view full details*



**\*\* AMEN CORNER \*\*** A well presented three bedroom home located in a cul de sac location within the sought after Amen Corner area of Bracknell. The property benefits from two allocated parking spaces and is available from the end February 2020 on an unfurnished basis.

*helping you get a move on!*

## about the property...

**\*\* AMEN CORNER \*\*** A well presented three bedroom home located in a cul de sac location within the sought after Amen Corner area of Bracknell. The property benefits from flexible accommodation over two floors including three bedrooms, re-fitted bathroom, 19ft living room, kitchen, conservatory as well as an enclosed rear garden and two allocated parking spaces. The property is available from the end of February on an unfurnished basis.

**Hallway - 13'1" (3.99m) x 14'1" (4.29m)**

Doors to all ground floor rooms, laminate flooring.

**Downstairs Cloakroom -**

Front aspect double glazed window, hand wash basin with mixer tap over, laminate flooring.

**Living Room - 19'7" (5.97m) x 13'11" (4.24m)**

Stairs to first floor, double glazed patio doors to conservatory, laminate flooring, TV point, storage heater, door to kitchen.

**Conservatory - 11'0" (3.35m) x 8'3" (2.51m)**

Front aspect double glazed window, front aspect double glazed patio doors, laminate flooring.

**Kitchen - 11'0" (3.35m) x 6'10" (2.08m)**

Front aspect double glazed window, a range of eye and base level units with rolled edge work surfaces, oven and hob with extractor hood above, washing machine, fridge/freezer, part tiled splashback, laminate flooring.

**First Floor Landing -**

Doors to all first floor rooms.

**Master Bedroom - 9'8" (2.95m) x 10'9" (3.28m)**

Rear aspect double glazed window, fitted wardrobe, airing cupboard, electric heater.

**Bedroom Two - 6'6" (1.98m) x 9'8" (2.95m)**

Front aspect double glazed window, electric heater.

**Bedroom Three - 6'4" (1.93m) x 10'2" (3.1m)**

Front aspect double glazed window, electric heater.

**Bathroom -**

Panel enclosed bath with mixer tap and power shower over, pedestal hand wash basin with mixer tap over, low level WC, tiled walls, tiled flooring, towel rail.

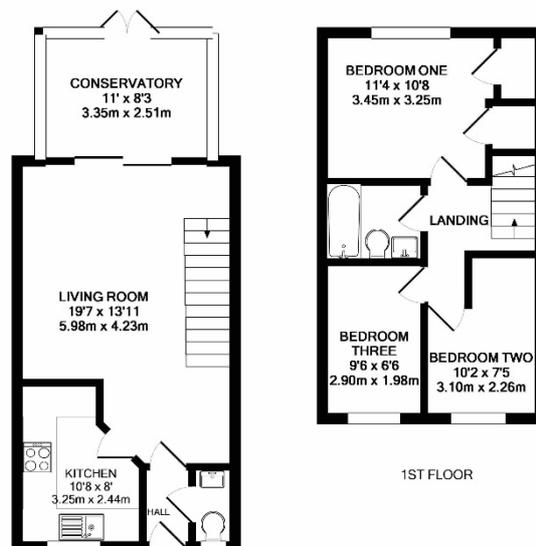
**Outside -**

**To The Front -**

Decorative shingled garden with courtesy path to front door.

**To The Rear -**

Mainly laid to lawn, patio, gated rear access.



**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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