



**sears**  
property, clear & simple

3 Bedroom Terrace  
18 Frobisher, Bracknell,  
Berkshire RG12 7WQ

Price £330,000

Freehold



*scan to view full details*



**\*\* A WONDERFULLY PRESENTED FAMILY HOME \*\*** Set in a highly sought after road only moments away from the beautiful viewings of South Hill Park is this well presented three bedroom family home. The property has been improved by the current owners in the form of a loft conversion to create the third bed.

*helping you get a move on!*

## about the property...

**\*\* A WONDERFULLY PRESENTED FAMILY HOME \*\*** Set in a highly sought after road only moments away from the beautiful views of South Hill Park is this well presented three bedroom family home. The property has been improved by the current owners in the form of a loft conversion to create the third bedroom and a 10ft conservatory adding extra living space downstairs. Other features include:- 19ft living room, re-fitted kitchen, re-fitted bathroom, low maintenance rear garden, garage and carport. Locally there are shops, schools and amenities within walking distance as well as excellent transport links via both M3 and M4 motorways.

### Entrance -

Doors to all rooms, stairs rising to first floor, storage cupboard.

### Living Room - 18'1" (5.51m) x 12'0" (3.66m)

Rear elevation doors to conservatory, storage cupboard, radiator.

### Conservatory - 9'7" (2.92m) x 7'9" (2.36m)

Rear elevation double glazed doors to garden.

### Kitchen - 9'10" (3m) x 5'9" (1.75m)

Front elevation double glazed window, a range of eye and base level units with rolled edge works surfaces, inset sink and drainer with mixer tap over, four ring hob and oven with extractor hood above.

### First Floor Landing -

Doors to all first floor rooms, stairs rising to second floor.

### Master Bedroom - 12'0" (3.66m) x 10'2" (3.1m)

Rear elevation double glazed window, radiator.

### Bedroom Two - 12'0" (3.66m) x 8'3" (2.51m)

Front elevation double glazed window, fitted wardrobe with hanging space and shelving, radiator.

### Bathroom -

Low level WC, panel enclosed bath with mixer tap and attachment over, wall mounted wash basin with twin taps over, storage cupboard, heated towel rail.

### Second Floor Landing -

Door to bedroom three.

### Bedroom Three - 13'10" (4.22m) x 11'11" (3.63m)

Velux double glazed windows, access to eaves storage, radiator.

### Outside -

#### To the Front -

Laid to shingle with courtesy path to front door.

#### To the Rear -

An enclosed rear garden laid to artificial lawn with single and patio area, door to garage.

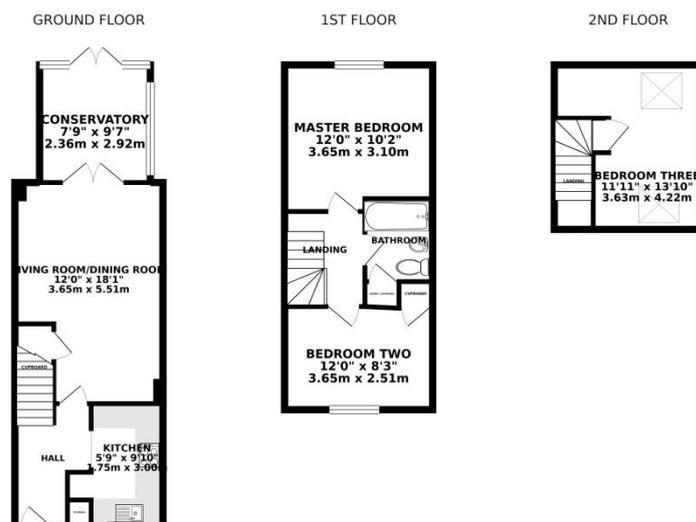
### Garage -

With up and over door.

### Carport -

Parking for one vehicle.

EPC Summary: EER C (75/82) EIR C (72/80)



**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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