



sears
property, clear & simple

3 Bedroom Terrace

Bluecoat Walk, Bracknell,
Berkshire RG12 9NP

Price £325,000

Freehold



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**** PRIVATE SOUTH FACING GARDEN **** This spacious three bedroom family home is set in the popular and sought after Harmans Water area and is only a short walk away from Harmans Water Primary School, local shops and amenities. The property is in the enviable position of having a south facing, private garden.

helping you get a move on!

about the property...

**** PRIVATE SOUTH FACING GARDEN **** This spacious three bedroom family home is set in the popular and sought after Harmans Water area and is only a short walk away from Harmans Water Primary School, local shops and amenities. The property is in the enviable position of having a south facing, private and non over looked rear garden while also benefiting from views of greenery from the front. This ideal family home benefits from:- 20ft living room, 13ft kitchen/breakfast room, utility room, ample storage and a garage in a nearby block.

Entrance -

Stairs to first floor, doors to all rooms, radiator.

Living Room - 19'9" (6.02m) x 10'8" (3.25m)

Front elevation double glazed window, TV point, BT point, rear elevation double glazed French doors, feature fireplace, radiator.

Kitchen/Breakfast Room - 13'7" (4.14m) x 11'10" (3.61m)

Rear elevation double glazed window, rear elevation double glazed door, intergrated dish washer, stainless steel sink and drainer with mixer tap over, intergrated oven with four ring hob and extractor fan over, tiled flooring, part tiled walls, radiator.

Utility Room -

Front elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, space for washing machine, space for tumble dryer, space for fridge/freezer, under stairs storage cupboard, tiled flooring.

First Floor Landing -

Doors to all rooms, storage cupboard, airing cupboard.

Master Bedroom - 13'10" (4.22m) x 10'3" (3.12m)

Front elevation double glazed window, radiator.

Bedroom Two - 14'3" (4.34m) x 10'3" (3.12m)

Rear elevation double glazed window, radiator.

Bedroom Three - 10'4" (3.15m) x 9'0" (2.74m)

Front elevation double glazed window, storage cupboard, radiator.

Bathroom -

Rear elevation double glazed frosted window, fully tiled walls, pedestal sink with twin tap, pedestal enclosed bath with twin tap and shower attachment over, radiator.

Cloakroom -

Rear elevation double glazed frosted window, low level WC, wood effect flooring.

Outside -

To The Front -

Laid to lawn with courtesy path leading to the front door, driveway parking potential (STPP).

To The Rear -

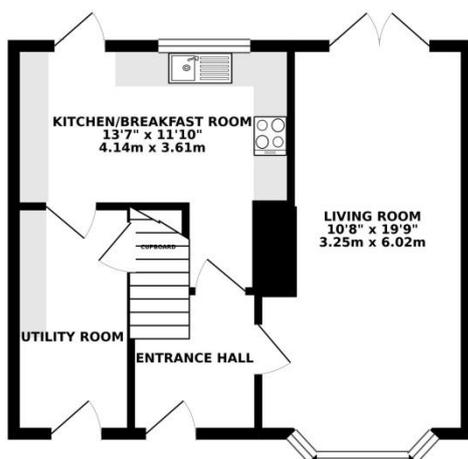
A private and enclosed rear garden laid to lawn with an area laid to patio and flower bed borders.

Garage -

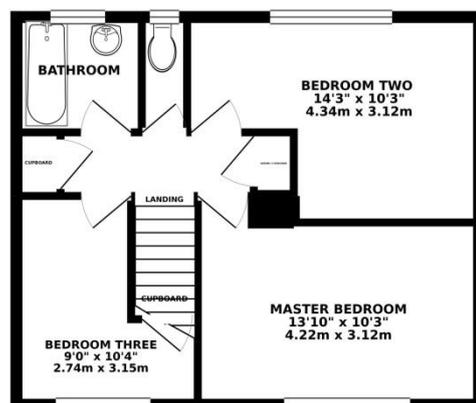
Located in a nearby block with up and over door.

EPC Summary: EER C (69/88) EIR D (65/87)

GROUND FLOOR



1ST FLOOR



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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