



**sears**  
property, clear & simple

3 Bedroom Terrace  
Scott Terrace, Bracknell,  
Berkshire RG12 2QA

Price £325,000

Freehold



*scan to view full details*



**\*\* NO ONWARD CHAIN \*\*** Set in the popular Bullbrook area and down a quiet cul de sac is this spacious three bedroom family home. The property is only a short distance from Bracknell Town Centre and offers excellent transport links via both M3 and M4 motorways and Bracknell mainline train station.

*helping you get a move on!*

## about the property...

**\*\* NO ONWARD CHAIN \*\*** Set in the popular Bullbrook area and down a quiet cul de sac is this spacious three bedroom family home. The property is only a short distance from Bracknell Town Centre and offers excellent transport links via both M3 and M4 motorways and Bracknell mainline train station. Features include:- 20ft living room, 11ft conservatory, 13ft kitchen/breakfast room, downstairs cloakroom, utility room, four piece bathroom, private rear garden and driveway parking.

### Entrance -

Doors to all rooms, stairs rising to first floor, wood effect flooring, radiator.

### Living Room - 19'4" (5.89m) x 10'8" (3.25m)

Front elevation double glazed windows, rear elevation double glazed patio doors, TV point, BT point, wood effect flooring, radiator.

### Conservatory - 11'6" (3.51m) x 8'2" (2.49m)

Side elevation double glazed door, tiled flooring.

### Kitchen/Breakfast Room - 13'3" (4.04m) x 12'0" (3.66m)

Rear elevation double glazed window, rear elevation double glazed door, a range of eye and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, integrated oven with four ring hob with extractor fan over, space for washing machine, part tiled walls, tiled flooring, radiator.

### Utility -

Front elevation double glazed door, space for fridge/freezer, tiled flooring.

### Downstairs Cloakroom -

Low level WC, sink with twin taps over.

### First Floor Landing -

Doors to all rooms, storage cupboard, airing cupboard.

### Master Bedroom - 13'10" (4.22m) x 10'7" (3.23m)

Front elevation double glazed window, radiator.

### Bedroom Two - 14'0" (4.27m) x 10'4" (3.15m)

Rear elevation double glazed window, radiator.

### Bedroom Three - 10'7" (3.23m) x 9'0" (2.74m)

Front elevation double glazed window, radiator.

### Bathroom -

Two rear elevation double glazed frosted windows, low level WC, wall mounted sink with mixer tap over, panel enclosed bath with mixer tap over, shower cubicle with attachment over, fully tiled walls, tiled flooring, heated towel rail.

### Outside -

#### To The Front -

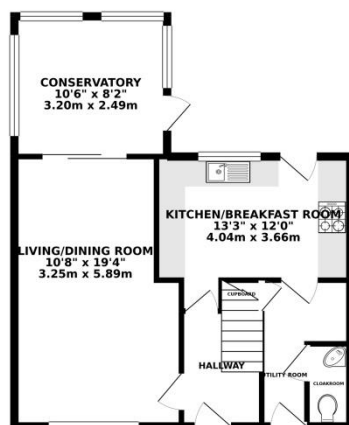
Driveway parking for up to two vehicles, courtesy steps to front door.

#### To The Rear -

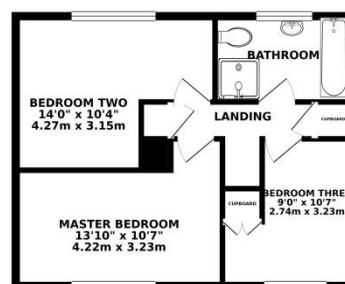
a private and enclosed rear garden laid mainly to lawn with area laid to patio.

EPC Summary: EER C (77/79) EIR C (74/76)

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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