



**sears**  
property, clear & simple

2 Bedroom Terrace  
Statham Court, Bracknell,  
Berkshire RG42 1FS

Price £280,000

Freehold



*scan to view full details*



**\*\* NO ONWARD CHAIN \*\*** Set in the popular Amen Corner development and only a short distance from Bracknell Town Centre is the well presented two bedroom home. The property has been redecorated by the current owners to create a light and airy feel and makes an ideal first time or investment purchase.

*helping you get a move on!*

## about the property...

**\*\* NO ONWARD CHAIN \*\*** Set in the popular Amen Corner development and only a short distance from Bracknell Town Centre is the well presented two bedroom home. The property has been redecorated by the current owners to create a light and airy feel and makes an ideal first time or investment purchase. Features include:- 18ft living/dining room, separate kitchen, downstairs cloakroom, spacious bathroom, an enclosed rear garden and allocated parking for two vehicles. There are excellent transport links via both M3 and M4 motorways and Bracknell mainline train station.

### Entrance Hall -

Door to all ground floor rooms, wood effect flooring.

### Downstairs Cloakroom -

Front elevation double glazed frosted window, low level WC, wall mounted sink with twin taps over, part tiled walls, wood effect flooring.

### Living/Dining Room - 17'11" (5.46m) x 12'1" (3.68m)

Rear elevation double glazed French doors, stairs to first floor, TV point, BT point, electric storage radiator, wood effect flooring.

### Kitchen - 7'9" (2.36m) x 5'11" (1.8m)

Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, integrated oven and hob with extractor hood over, sink and drainer with mixer tap over, space for fridge/freezer, space and plumbing for washing machine, part tiled walls, vinyl flooring.

### First Floor Landing -

Door to all first floor rooms, loft hatch.

### Master Bedroom - 11'6" (3.51m) x 9'8" (2.95m)

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

### Bedroom Two - 11'7" (3.53m) x 6'3" (1.91m)

Front elevation double glazed window, electric radiator.

### Family Bathroom -

Front elevation double glazed frosted window, low level WC, vanity unit with mixer tap over, panel enclosed bath with mixer tap and shower attachment over, airing cupboard with shelving, part tiled walls, vinyl flooring.

### Outside -

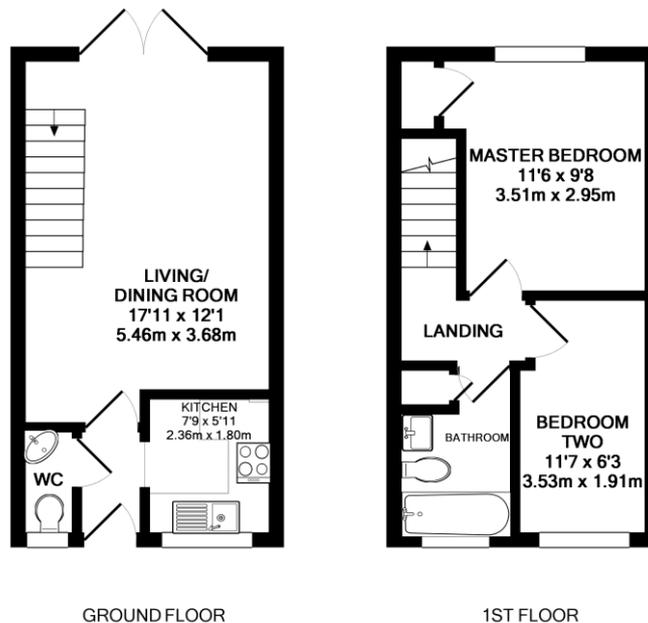
### To The Front -

Courtesy path to front door, allocated parking for two vehicles.

### To The Rear -

An enclosed rear garden laid mostly to lawn with an area laid to patio, flower bed borders and gated rear access.

EPC Summary: EER D (62/68) EIR E (54/59)



**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...*

**01344 481111** **12 High Street, Bracknell, Berkshire RG12 1LL**

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