



**sears**  
property, clear & simple

2 Bedroom Maisonette  
Kimberley, Bracknell, Berkshire  
RG12 7ZB

Price £225,000

Leasehold



*scan to view full details*



**\*\* GARAGE AND TWO ALLOCATED PARKING SPACES \*\*** This well presented and spacious two bedroom ground floor maisonette is set in the popular Birch Hill area and only walking distance to local shops and amenities as well as South Hill Park. The property has been greatly improved.

*helping you get a move on!*

## about the property...

**\*\* GARAGE AND TWO ALLOCATED PARKING SPACES \*\*** This well presented and spacious two bedroom ground floor maisonette is set in the popular Birch Hill area and only walking distance to local shops and amenities as well as the stunning surroundings of South Hill Park. The property has been improved by the current owner and is an ideal first time or investment purchase. There is the rare bonus of a garage and two allocated parking spaces with the property, which makes it perfect for commuters and both M3 and M4 motorways are within easy reach. Features include:- 19ft living/dining room, re-fitted kitchen, re-fitted bathroom and a walk in wardrobe in the master bedroom.

### Entrance -

Doors to all rooms, storage cupboard, airing cupboard, wood effect flooring, radiator.

### Living/Dining Room - 19'5" (5.92m) x 10'6" (3.2m)

Dual elevation double glazed windows, TV point, BT point, wood effect flooring, radiator.

### Kitchen - 8'1" (2.46m) x 7'7" (2.31m)

Rear elevation double glazed window, a range of eye and based level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap over, integrated oven and hob with extractor hood above, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, tiled flooring.

### Master Bedroom - 17'5" (5.31m) x 8'3" (2.51m)

Rear elevation double glazed window, walk in wardrobe with hanging space and shelving, radiator.

### Bedroom Two - 13'11" (4.24m) x 5'8" (1.73m)

Rear elevation double glazed window, radiator.

### Bathroom -

Low level WC, vanity unit sink with mixer tap over, panel enclosed bath with mixer tap and separate shower unit over, fully tiled walls, tiled flooring, heated towel rail.

### Outside -

#### To The Front -

One allocated parking space.

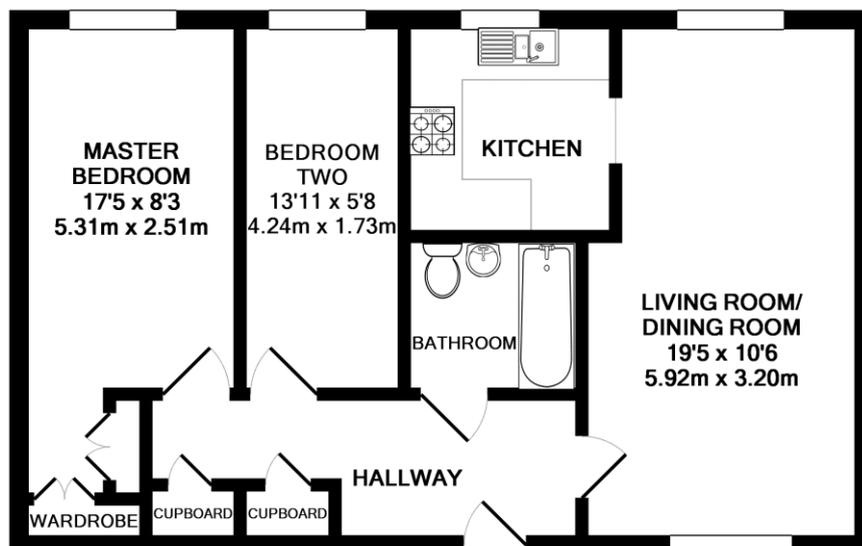
#### To The Rear -

Further allocated parking space.

#### Garage -

Located behind the property in a block with up and over door.

EPC Summary: EER C (69/75) EIR C (71/78)



**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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