

£1,500 pcm



Coppid Hill House The Manager's House, London Road, Binfield, Bracknell, Berkshire. RG42 4BS

- LARGE OPEN PLAN LIVING
- TWO DOUBLE BEDROOMS
- UPVC DOUBLE GLAZED WINDOWS
- LARGE SOUTH FACING REAR GARDEN
- OFF ROAD PARKING
- LARGE SHED WITH POWER



PROPERTY DESCRIPTION

A deceptively spacious, end terrace property with large south facing garden. There is an additional monthly charge of £200 to cover the council tax, water bill and TV licence.



ROOM DESCRIPTIONS

GROUND FLOOR

Open plan lounge/kitchen/diner

7.48m x 5.43m (24' 6" x 17' 10")

UPVC window with front aspect and UPVC French doors to rear garden, stairs to first floor, two electric heaters.

Kitchen area approximately 2.9 x 2.4 metres with a range of eye level cupboards, preparation surface and breakfast bar, drawers and cupboards under, tiled splashback, stainless steel sink with mixer tap and drainer, built in electric oven and hob with extractor over, under counter fridge, tiled floor

Dining area approximately 4.12 x 2.54 metres

Lounge area approximately 5.43 x 3.25 metres

FIRST FLOOR

Landing

With access to both bedrooms and bathroom, UPVC window with side aspect and access to loft

Bedroom One

4.43m x 3.77m (14' 6" x 12' 4")

UPVC window with front aspect, built in single wardrobe, electric heater

Bathroom

2.72m x 1.78m (8' 11" x 5' 10")

White suite comprising bath with mixer tap and shower, wash basin with mixer tap and WC, extractor fan

Bedroom Two

2.84m x 2.32m (9' 4" x 7' 7")

UPVC window with rear aspect, built in single wardrobe, electric heater

OUTSIDE

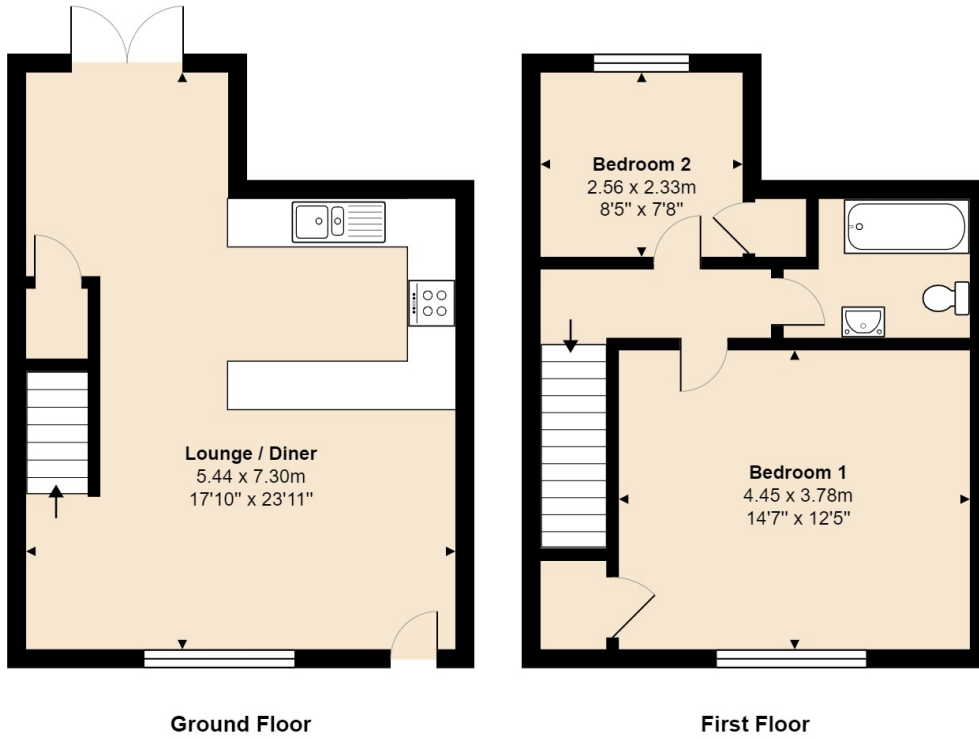
Rear Garden

The rear garden is enclosed on all boundaries by panel fencing with a large WOODEN SHED with power and a further SHED. There is an extensive paved patio and paved path leading to the rear of the garden. The remainder of the garden will be given over to lawn and has just been seeded. There is an outside tap



FLOORPLAN & EPC

Manager House - Coppid Hill House, London Road, Binfield, Bracknell, RG42 4BS



Total Area: 70.2 m² ... 756 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	69	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Binfield
 Forest Road, Binfield, Bracknell, RG42 4HP
 01344 306010
 post@keith-gibbs.co.uk