

FOR SALE

£419,950 Freehold



# Mohne See, 1 Chapel Terrace, Binfield, Bracknell, Berkshire. RG42 4AP

- THREE BEDROOMS
- LARGE LIVING ROOM
- FITTED KITCHEN
- PRIVATE REAR GARDEN
- UPVC D/GLAZING
- GAS FIRED CENTRAL HEATING





## PROPERTY DESCRIPTION

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A three bedroom, end terrace cottage located in a quiet no through road in Binfield village. The property benefits from a large living room, private garden and parking space, and is being sold with no onward chain



## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE PORCH

UPVC stable door giving access to front porch, UPVC window with side aspect, tiled floor, UPVC door to living room

#### LIVING ROOM

3.41m x 7.7m (11' 2" x 25' 3")

UPVC windows with front and rear aspect, UPVC door to entrance porch, stairs to first floor, wooden floor, brick fireplace with wood mantel, further fireplace with wood burning stove, radiator, fitted wood shelving, door to kitchen

#### KITCHEN

2.21m x 2.6m (7' 3" x 8' 6")

UPVC window with side aspect, wooden floor, gas fired boiler for hot water and central heating, stainless steel one and a half bowl sink with drainer, gas hob, electric oven and grill, range of fitted units, space and plumbing for washing machine, access to rear lobby

#### REAR LOBBY

UPVC door to rear garden, door to cupboard with power point, door to bathroom

#### BATHROOM

White suite comprising bath with shower over, wash basin with twin taps and WC, UPVC window with side aspect, wooden floor

### FIRST FLOOR

#### BEDROOM ONE

3.01m x 3.23m (9' 11" x 10' 7")

UPVC window with front aspect, wood laminate flooring, fitted cupboard with shelving, radiator

#### BEDROOM TWO

2.12m x 3.35m (6' 11" x 11' 0")

UPVC window with rear aspect, wood laminate flooring, large airing cupboard with slatted shelving, radiator, step down to bedroom three

#### BEDROOM THREE

2.26m x 2.71m (7' 5" x 8' 11")

UPVC window with rear aspect, wood laminate flooring, fitted wardrobe, radiator

### OUTSIDE

#### REAR GARDEN

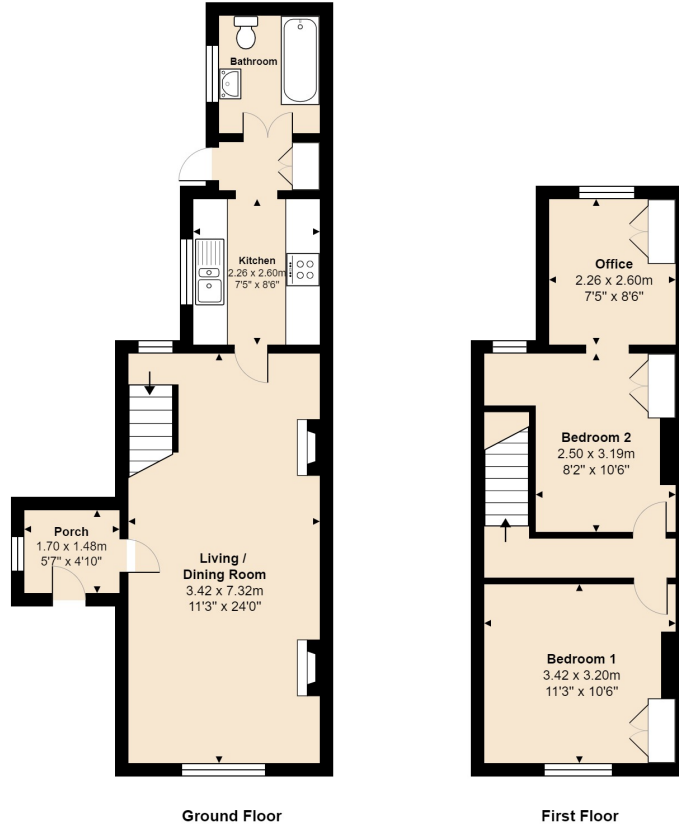
The rear garden is enclosed by panel fencing with a wooden gate giving access to the parking space. It is laid to lawn with a small WOOD GARDEN SHED and a decked area outside the back door.





# FLOORPLAN & EPC

Mohne See, Chapel Lane, Binfield, Bracknell, RG42 4AP



Total Area: 71.2 m<sup>2</sup> ... 766 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>85</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>60</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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