



# 30 Angel Place, Binfield, Bracknell, Berkshire. RG42 4DZ

- TWO DOUBLE BEDROOMS
- BATHROOM
- CLOAKROOM
- LIVING ROOM
- REAR GARDEN
- DRIVEWAY PARKING
- COUNCIL TAX BAND "D"
- CENTRAL VILLAGE LOCATION
- GAS FIRED CENTAL HEATING





## PROPERTY DESCRIPTION

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A mid terraced property with two double bedrooms, cloakroom, rear garden and driveway parking, located in a quiet cul de sac at the heart of the village and available unfurnished from mid September





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

Door to cloakroom, stairs to first floor, understairs cupboard, wood laminate flooring, radiator

#### CLOAKROOM

White suite comprising WC and hand basin, tiled floor, extractor fan

#### KITCHEN

3.32m x 1.87m (10' 11" x 6' 2")

UPVC window with front aspect, range of eye level cupboards, extractor fan, preparation surface with drawers and cupboards under, tiled splashback, stainless steel sink with drainer and mixer tap, fridge/freezer, washing machine, slimline dishwasher, gas hob and electric oven

#### LIVING ROOM

4.5m x 3.73m (14' 9" x 12' 3")

UPVC door to rear garden and window with rear aspect, double panel radiator, wood laminate flooring, double panel radiator, TV point

### FIRST FLOOR

#### BEDROOM ONE

3.73m x 3.26m (12' 3" x 10' 8")

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

#### BEDROOM TWO

3.01m x 2.40m (9' 11" x 7' 10")

UPVC window with front aspect, fitted single

### BATHROOM

With a white suite comprising bath with power shower over, wash basin with mixer tap and cupboard under and WC, heated towel rail, extractor fan, fully tiled walls

### OUTSIDE

#### REAR GARDEN

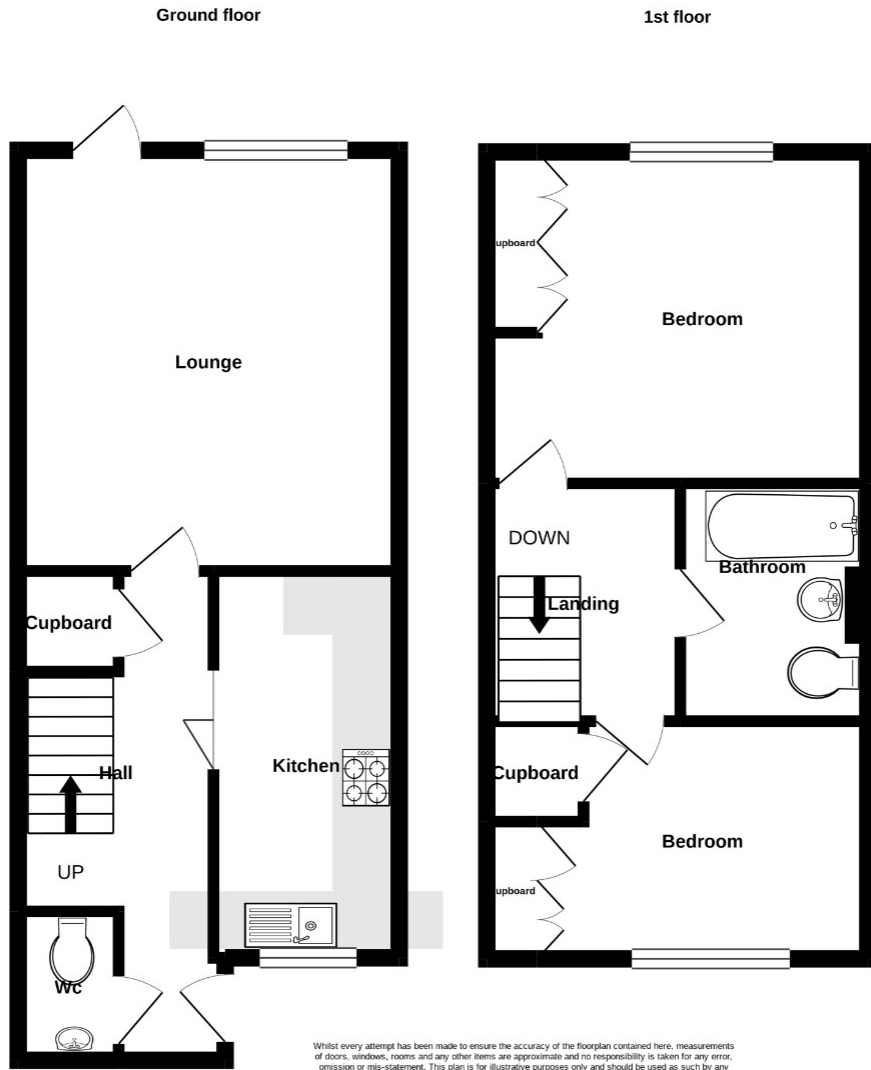
The rear garden is enclosed by wood panel fencing and has a paved patio and lawn. A rear gate gives access to a car parking area

#### FRONT GARDEN

With driveway parking for one vehicle



# FLOORPLAN & EPC



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		91
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	72	
(55-68)	<b>D</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	

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