



**Scania Walk, Winkfield Row, Bracknell, Berkshire RG42 7TE**

**Offers in Excess £300,000 Freehold**

Jigsaw Estates are pleased to present to the market this terrace property set within the popular Carnation Drive development in Winfield Row.

The property is situated in a quiet cul-de-sac and offers parking directly to the front of the house. Accommodation comprises two bedrooms, a spacious lounge/diner and kitchen. Further benefits include a downstairs cloakroom, a re-fitted bathroom, Upvc double glazing and gas central heating. The property has recently been re-decorated throughout with new carpets also laid. To the rear of the property is a private garden with patio.

Winkfield Row is nestled between Bracknell and Ascot which both offer excellent transport links. There are a number of great schools nearby as well as easy access to numerous areas of outside space such as Carnation Hall and Park.

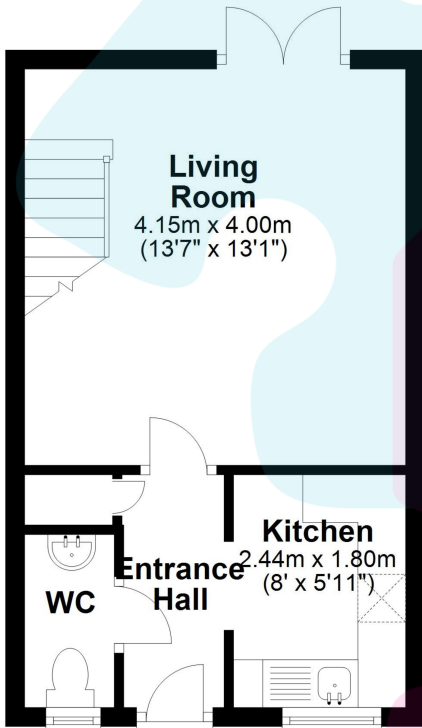
In our opinion this property would ideally suit either a first time or investment buyer.



- TWO BEDROOMS
- CLOAKROOM
- REAR GARDEN
- DOUBLE GLAZING
- NO ONWARD CHAIN
- LOUNGE/DINER
- RE-FITTED BATHROOM
- PARKING AREA TO FRONT
- GAS CENTRAL HEATING

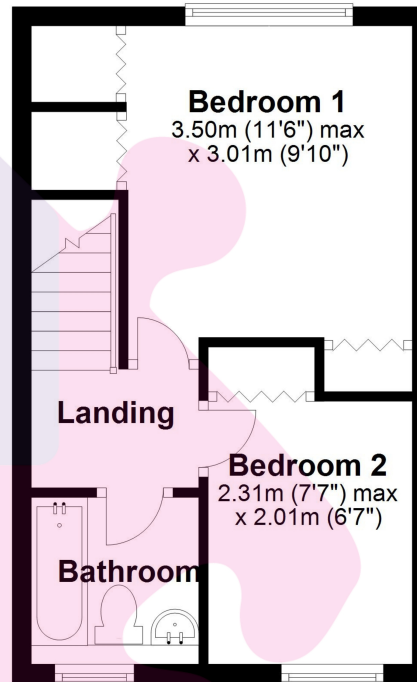
### Ground Floor

Approx. 26.7 sq. metres (287.8 sq. feet)



### First Floor

Approx. 26.7 sq. metres (287.8 sq. feet)



Total area: approx. 53.5 sq. metres (575.5 sq. feet)

Floorplan is for illustration purposes only. All measurements are approximate and should be verified. Total Floor Area includes any garages, outhouses or ancillary buildings shown on the floorplan.  
 EPC and Floorplan produced by WWW.G-Whis.net  
 Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>87</b>
(69-80)	<b>C</b>	<b>70</b>	
(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			
England, Scotland & Wales		EU Directive 2002/91/EC	

