9 Nicholson Park, Bracknell, Berkshire. RG12 9QN.



3 Maiden Lane Centre Berkshire Reading RG6 3HD Tel: 0118 926 8260 www.arins.co.uk















9 Nicholson Park, Bracknell, Berkshire. RG12 9QN.

Situated in a quiet no-through road location within close proximity to Bracknell town centre and local amenities is this extremely well presented semidetached family home. Accommodation comprises 3 double bedrooms, ensuite shower to bedroom one, family bathroom, cloakroom, lounge and a fitted kitchen/dining room. The property further benefits from allocated parking for 2 cars and a good sized enclosed rear garden.

hese particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not ely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



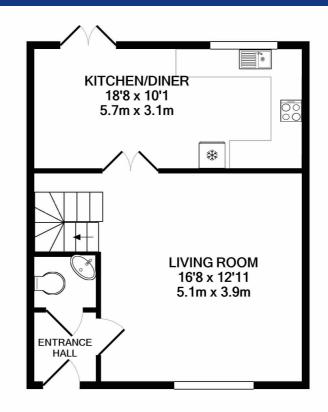


£425,000 Freehold

- Three Double Bedrooms
- En Suite Shower Room
- Family Bathroom
- Cloakroom
- Lounge
- Kitchen/Dining Room
- Good Size Garden
- Allocated Parking For 2 Cars







GROUND FLOOR APPROX. FLOOR AREA 379 SQ.FT. (35.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 758 SQ.FT. (70.4 SQ.M.) Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Property Description

Ground Floor

Entrance Hall

Cloakroom

Lounge

16' 8" x 12' 11" (5.08m x 3.94m)

Kitchen/Dining room

18' 8" x 10' 1" (5.69m x 3.07m)

First Floor

Landing

Bedroom One

13' 2" x 10' 3" (4.01m x 3.12m)

En suite shower room

Bedroom Two 10' 0" x 9' 6" (3.05m x 2.90m)

Bedroom Three 10' 0" x 9' 0" (3.05m x 2.74m)

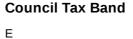
Bathroom

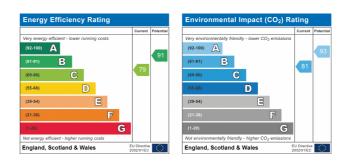
Outside

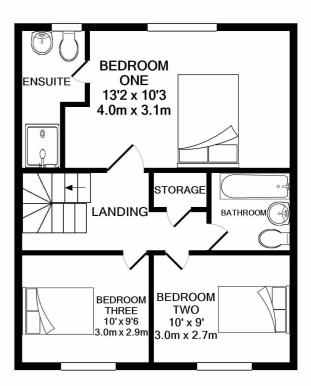
Parking Allocated parking for 2 vehicles

Rear Garden

A good sized rear garden comprising patio generous lawn, shed, all enclosed by fencing.







1ST FLOOR APPROX. FLOOR AREA 378 SQ.FT. (35.1 SQ.M.)

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