



## 2 Augustine Walk, Warfield, Berkshire. RG42 3DX

- TWO DOUBLE BEDROOMS
- NEWLY DECORATED
- LIVING ROOM WITH BAY WINDOW
- KITCHEN/BREAKFAST ROOM
- GARDEN WITH REAR ACCESS
- COUNCIL TAX BAND "D"
- GAS FIRED CENTRAL HEATING
- DOWNSTAIRS CLOAKROOM
- TWO ALLOCATED PARKING SPACES



## PROPERTY DESCRIPTION

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A well presented and newly decorated, two bedroom, mid terraced house with downstairs cloakroom, located within a cul-de-sac and available unfurnished from early June





## ROOM DESCRIPTIONS

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### Ground Floor

#### Entrance Hall

Access to lounge and cloakroom

#### Cloakroom

Comprising low flush WC and hand basin with mixer tap

#### Lounge

16' 5" x 11' 10" (5.00m x 3.60m) Window with front aspect, staircase to first floor, understairs storage cupboard, access to kitchen/dining room, double radiator

#### Kitchen/Dining Room

14' 9" x 8' 2" (4.50m x 2.50m) Window with rear aspect, door to garden, range of eye and low level cupboards, fridge freezer, washing machine, 4 ring electric hob, electric oven, radiator

### First Floor

#### Landing

Access to bedrooms, bathroom and airing cupboard

#### Bedroom 1

12' 10" x 11' 10" (3.90m x 3.60m) Windows with front aspect, double fitted wardrobe, storage cupboard, radiator

#### Bedroom 2

11' 2" x 7' 10" (3.40m x 2.40m) Window with rear aspect, radiator

### Bathroom

White suite comprising WC, hand basin with taps, fully tiled bath with shower over, window with rear aspect

### Outside

#### Rear Garden

Fully enclosed by panel fencing, shed, access via gate at the rear, patio area, attractive lawned area with borders containing mature shrubs

#### Front Garden

Stone pathway to house, large lawn area with a few mature shrubs

#### Allocated Parking

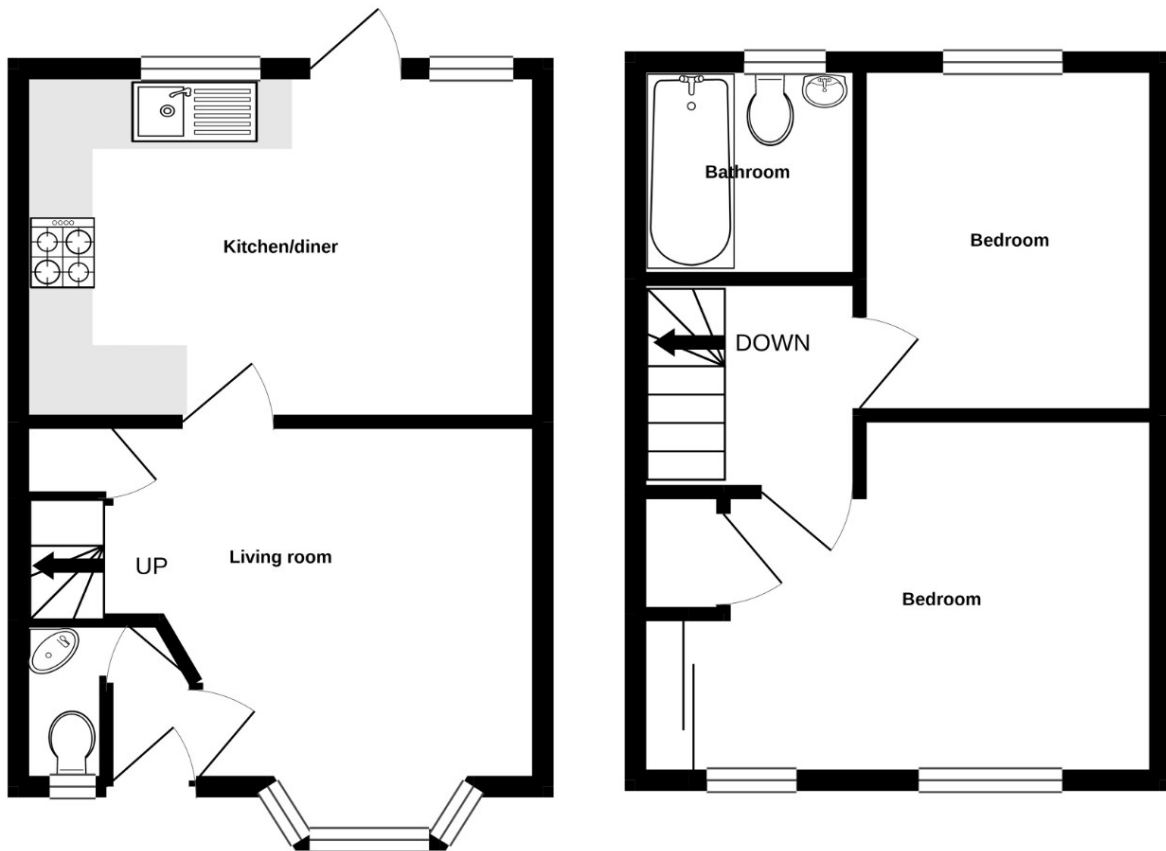
There is allocated parking for two cars




# FLOORPLAN & EPC

Ground floor

1st floor



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>		68
(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 

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