

£1,550 pcm



## 51 Statham Court, Bracknell, Berkshire. RG42 1FS

- RE-FITTED KITCHEN
- RE-FITTED SHOWER ROOM
- LARGE LIVING ROOM
- RE-FITTED CLOAKROOM
- LOW MAINTENANCE REAR GARDEN
- TWO OFF ROAD PARKING SPACES



## PROPERTY DESCRIPTION

---

A two bedroom, semi-detached house which has been modernised throughout to include a shower room with underfloor heating and a contemporary style kitchen. The property benefits from a low maintenance garden and two off road parking spaces and is available to rent fully furnished



## ROOM DESCRIPTIONS

---

### GROUND FLOOR

#### RE-FITTED KITCHEN

2.42m x 1.84m (7' 10" x 6' 0") UPVC window with front aspect, tiled floor, granite work surface with drawers and cupboards under, one and a half bowl sink with splashback, range of eye level cupboards, built in extractor, induction hob with oven/grill under, integrated microwave, integrated fridge/freezer, recessed lighting

#### RE-FITTED CLOAKROOM

UPVC window with side aspect, tiled floor, WC, wash basin with mixer tap and cupboard under, brick effect tiled walls

#### LIVING ROOM

3.68m x 4.64m (12' 1" x 15' 3")  
Stairs to first floor, wood floor, two electric storage heaters, double doors to rear garden, recessed lighting

### FIRST FLOOR

#### BEDROOM ONE

2.69m x 3.50m (8' 10" x 11' 6")  
UPVC window with rear aspect, large single wardrobe, electric heater

#### BEDROOM TWO

2.02m x 3.56m (6' 8" x 11' 8")  
UPVC window with front aspect, electric heater

### RE-FITTED SHOWER ROOM

UPVC window with rear aspect, brick effect tiled walls and tiled floor with underfloor heating, walk in shower cubicle with power shower, WC and contemporary hand basin with cupboard under, wall mounted cupboard, washing machine, heated mirror, recessed lighting and extractor fan

### OUTSIDE

#### REAR GARDEN

The rear garden is enclosed by wood panel fencing with a large paved patio and low maintenance lawn. There is access to the side via a WOODEN GATE and a WOODEN SHED and the garden has outside lighting and power.

#### FRONT GARDEN

The block paved driveway provides parking for 2 cars.



# FLOORPLAN & EPC

51, Statham Court, Binfield, Bracknell, RG42 1FS




Ground Floor

First Floor

Total Area: 53.1 m<sup>2</sup> ... 572 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>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>45</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