



## 2 The Sett, Yateley, Hampshire. GU46 6YF

- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- DOWNSTAIRS CLOAKROOM
- UPVC DOUBLE GLAZED WINDOWS
- REPLACEMENT BOILER
- SOUTH FACING REAR GARDEN
- NO ONWARD CHAIN
- RE-FITTED BATHROOMS



## PROPERTY DESCRIPTION

---

A detached property with four bedrooms and two bathrooms located in a quiet cul de sac close to local amenities. The house will require some modernisation but has a south facing rear garden and is being sold with no onward chain



## ROOM DESCRIPTIONS

---

### GROUND FLOOR

#### ENTRANCE HALL

Accessed from covered porchway through wood front door, stairs to first floor with understairs cupboard, single panel radiator, coved cornice to ceiling, access to integral garage, cloakroom, kitchen/breakfast room and lounge

#### CLOAKROOM

UPVC window with side aspect, low flush WC, hand basin, single panel radiator

#### LOUNGE

4.65m x 3.78m (15' 3" x 12' 5")  
UPVC bay window with front aspect, coved cornice to ceiling, double panel radiator, gas fire, double doors giving access to dining room

#### DINING ROOM

3.78m x 2.72m (12' 5" x 8' 11")  
UPVC double doors giving access to garden, double panel radiator

#### KITCHEN/BREAKFAST ROOM

4.32m x 2.72m (14' 2" x 8' 11")  
UPVC window with rear aspect, UPVC panel and glazed door giving access to rear garden, range of eye level cupboards, roll edged preparation surface with tiled splashback, stainless steel sink with drainer and mixer tap, range of drawers and cupboards under, space for cooker, space for fridge/freezer  
UTILITY AREA with matching preparation surface with tiled splashback, stainless steel sink with taps and drainer, space and plumbing for washing machine, space for dryer, wall mounted replacement Valiant boiler for domestic hot water and central heating

### FIRST FLOOR

#### LANDING

UPVC window with front aspect, access to all bedrooms and bathroom, access to loft, access to airing cupboard with factory lagged tank and fitted, slatted shelving

#### BEDROOM ONE

3.78m x 3.15m (12' 5" x 10' 4")  
UPVC window with front aspect, built in double wardrobe with shelves and hanging space, single panel radiator, access to en-suite shower

#### RE-FITTED EN-SUITE SHOWER

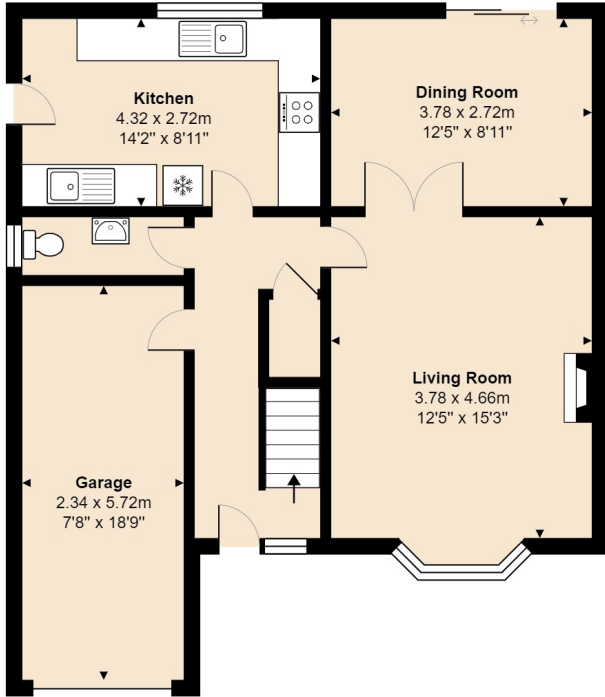
2.27m x 1.77m (7' 5" x 5' 10")  
Double glazed window with side aspect, corner



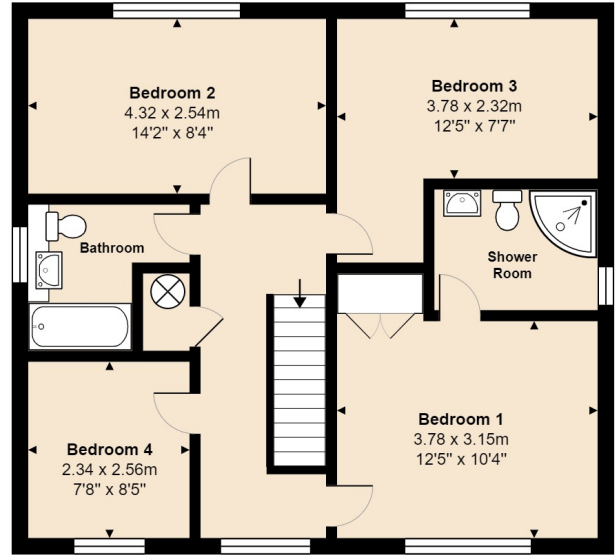
# FLOORPLAN & EPC



2, The Sett, Yateley, GU46 6YF



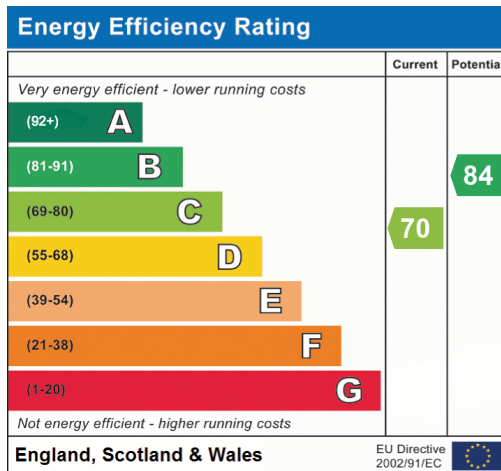
Ground Floor



First Floor

Total Area: 129.9 m<sup>2</sup> ... 1398 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Binfield  
 Forest Road, Binfield, Bracknell, RG42 4HP  
 01344 306010  
 post@keith-gibbs.co.uk