

FOR SALE

£449,950 Freehold



# Fox Cottage, Terrace Road North, Binfield, Berkshire. RG42 5JA

- RE-FITTED KITCHEN
- RE-FITTED SHOWER ROOM
- UPVC DOUBLE GLAZING
- NEW COMBI BOILER
- CENTRAL VILLAGE LOCATION
- LOW MAINTENANCE REAR GARDEN





## PROPERTY DESCRIPTION

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A well presented and improved, three bedroom terraced house with re-fitted kitchen and shower room. The property benefits from a garage in a block and a central village location





## ROOM DESCRIPTIONS

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### GROUND FLOOR

#### ENTRANCE HALL

Stairs to first floor with cupboard under, single panel radiator

#### RE-FITTED CLOAKROOM

UPVC window with front aspect, fully tiled with white suite featuring wash basin with mixer tap and WC, laminate flooring

#### LOUNGE/DINING ROOM

7.31m x 3.67m (24' 0" x 12' 0")

UPVC bay window with front aspect, double doors to hall, UPVC door to rear garden with casement windows to each side, two double panel radiators, coving, light dimmer control switch, TV point

#### RE-FITTED KITCHEN

3.57m x 2.38m (11' 9" x 7' 10")

UPVC door to rear garden and window with rear aspect, range of eye level cupboards, preparation surface with drawers and cupboards under, four ring gas hob with extractor over and electric oven/grill under, stainless steel one and a half bowl sink with drainer, under counter fridge, freezer and washing machine, laminate flooring

### FIRST FLOOR

#### LANDING

Airing cupboard with replacement combi boiler, doors to all bedrooms and shower room

### BEDROOM ONE

3.33m x 3.28m (10' 11" x 10' 9")

UPVC window with rear aspect, range of fitted wardrobes along one wall with cupboards over, single panel radiator

### BEDROOM TWO

3.96m x 3.52m (13' 0" x 11' 7")

UPVC window with front aspect, single panel radiator

### BEDROOM THREE

2.72m x 2.67m (8' 11" x 8' 9")

UPVC window with front aspect, single panel radiator

### RE-FITTED SHOWER ROOM

UPVC window with rear aspect, fully tiled walk in shower with glazed door, wash basin with mixer tap, WC, laminate flooring, recessed lighting and single panel radiator

### OUTSIDE

#### REAR GARDEN

The rear garden is enclosed by wood panel fencing and is low maintenance with a combination of paving and gravel with established shrubs. There is a gate giving access to the garage area

#### GARAGE

There is a single garage in a block to the rear of the property



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