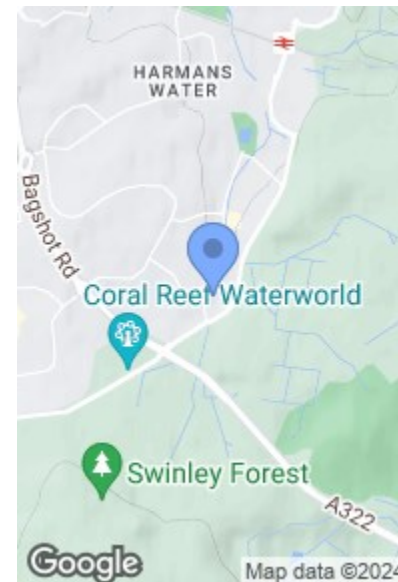


ROAD MAP

HYBRID MAP

TERRAIN MAP

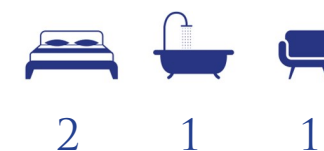


TARNBROOK WAY, BRACKNELL RG12  
£325,000

Camberley 01276 539111  
Email: enquiries@knightsproperty.com  
54 Obelisk Way, Camberley, Surrey GU15 3SG  
www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
91-100	A		90
81-90	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F	75	
1-20	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## MAIN FEATURES

- No Onward Chain
- Two Double Bedrooms
- Two Allocated Parking Spaces
- Close To The Lexicon
- Rear Garden
- Good Commuter Links

## FULL DETAILS

### Entrance Hallway

Enter via door and laminate flooring.

### Living/Dining Room

16'4 x 12'0 (4.98m x 3.66m)

Front aspect, laminate flooring and stairs leading to the first floor.

### Kitchen

12'0 x 8'0 (3.66m x 2.44m)

Range of base and eye level units, four ring gas hob, oven, extractor fan, washing machine, fridge/freezer, dishwasher, sink, partly tiled walls and tiled flooring. Door leading to the rear garden.

### First Floor Landing

Carpet flooring.

### Bedroom One

12'0 x 9'4 (3.66m x 2.84m)

Front aspect double bedroom, wardrobes, airing cupboard and carpet flooring.

### Bedroom Two

12'3 x 8'0 (3.73m x 2.44m)

Rear aspect double bedroom and carpet flooring.

### Bathroom

Bath with shower attachment, low level WC, wash hand basin, partly tiled walls and linoleum flooring.

### To The Rear

Shed, lawned area and area laid to artificial lawn.

### Council Tax

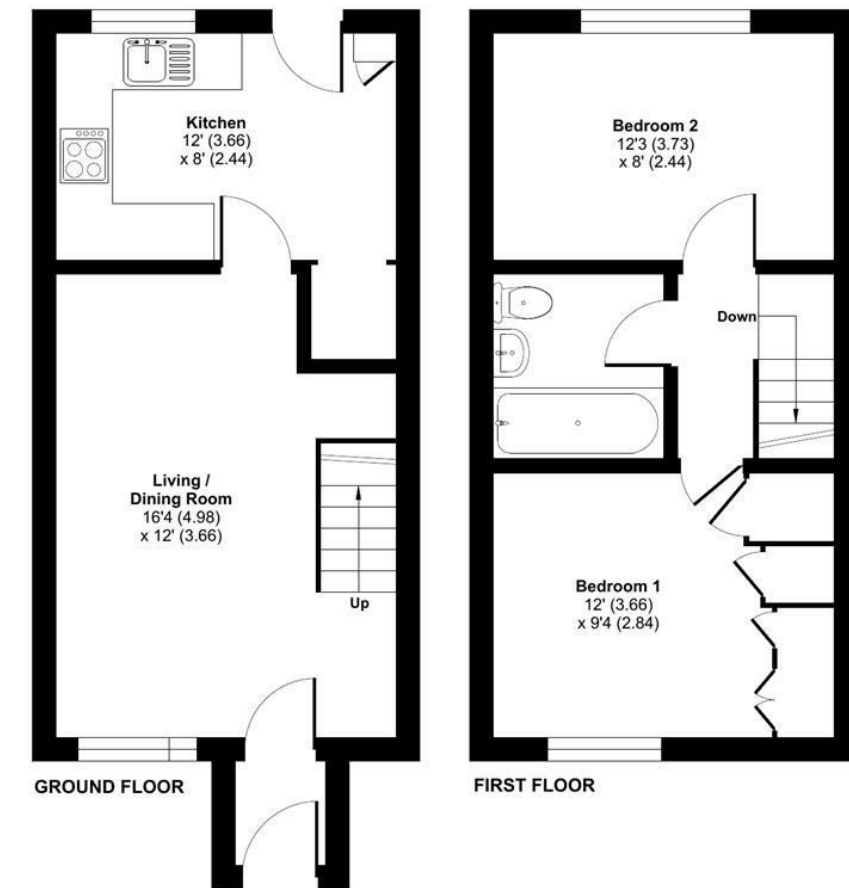
Band C.

## FLOORPLAN

### Tarnbrook Way, Bracknell, RG12

Approximate Area = 610 sq ft / 56.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ritchcom 2024. Produced for Knights Property Services. REF: 1115985



## TARNBROOK WAY, BRACKNELL RG12

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN \*\*** For sale is this two bedroom terraced property, within close proximity of good commuter links as well as The Lexicon with a wide range of retail shops and leisure facilities. The property comprising; living/dining room, kitchen, two double bedrooms and a bathroom. Additional benefits include a rear garden and two allocated parking spaces.