



Statham Court, Bracknell

- End terrace house
- Open plan living/dining room
- Family bathroom
- Private rear garden
- No onward chain
- Two double bedrooms
- Separate kitchen
- Downstairs WC
- Two allocated parking spaces
- Also good for investment

Guide Price £350,000

Tenure: Freehold

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Statham Court, Bracknell

DESCRIPTION

Welcome to this charming two-bedroom end terrace house located on Statham Court in the desirable area of Bracknell, Berkshire. This delightful property offers a perfect blend of comfort and convenience, making it an ideal home for families or professionals alike.

As you enter, you are greeted by a separate kitchen and open plan living/dining, which creates a warm and inviting atmosphere for both relaxation and entertaining. The separate kitchen is well-equipped, providing ample space for culinary pursuits. The layout is designed to maximise light and space, ensuring a pleasant living experience.

The property boasts two generously sized double bedrooms, each offering a peaceful retreat at the end of the day. The family bathroom is well-appointed, and there is the added convenience of a downstairs WC, making it practical for guests and family alike.

Outside, you will find a private sunny rear garden, perfect for enjoying the fresh air or hosting summer barbecues. Additionally, the property comes with two allocated parking spaces, a valuable feature in this sought-after location.

Statham Court is situated in a friendly neighbourhood, close to local amenities, schools, and parks, making it an excellent choice for those seeking a community feel. With its appealing features and prime location, this end terrace house is a wonderful opportunity not to be missed. We invite you to come and see for yourself the potential this lovely home has to offer.



GROUND FLOOR 29.90 sq. m.
(321.87 sq. ft.)



1ST FLOOR 29.90 sq. m.
(321.87 sq. ft.)



TOTAL FLOOR AREA: 59.81 sq. m. (643.74 sq. ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Council Tax: C

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		84	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	43		(55-68) D		63
(39-54) E			(39-54) E		
(21-38) F			(21-38) F	32	
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC 			EU Directive 2002/91/EC 		
England & Wales			England & Wales		

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

Viewing

Please contact our Hunters Wokingham Lettings Office on 01189795618 if you wish to arrange a viewing appointment for this property or require further information.

43c Peach Street, Wokingham, RG40 1XJ

Tel: 01189795618 Email:

wokingham@hunters.com <https://www.hunters.com>



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