



**sears**  
property, clear & simple

2 Bedrooms Terrace  
Portia Grove Warfield Berkshire  
RG42 3TS

Price £1,200 pcm  
To Let



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**\*\* WARFIELD \*\*** A very impressive two double bedroom home, set in the highly desirable area of Warfield and situated at the end of a quiet cul de sac. The property is available from 17th April 2021 on an unfurnished basis.

helping you get a move on!

## about the property...

**\*\* WARFIELD \*\*** A very impressive two double bedroom home, set in the highly desirable area of Warfield and situated at the end of a quiet cul de sac. Downstairs there is a large living dining room leading out onto the large L-shaped garden, there is also a fully fitted kitchen with integrated appliances, porch entrance and good storage. Upstairs there are two double bedrooms with built in storage and a four piece family bathroom. Outside there is parking for two vehicles along with a large rear garden. The property is available from 17th April 2021 on an unfurnished basis.

### Entrance -

Porch entrance, radiator.

### Internal Entrance -

Stairs rising to first floor, wood effect flooring, radiator.

### Living/Dining Room - 20'5" (6.22m) x 11'8" (3.56m)

Rear elevation double glazed doors to patio, built in under stairs cupboard, wood effect flooring, TV point, BT point, two radiators.

### Kitchen - 7'9" (2.36m) x 7'1" (2.16m)

Front elevation double glazed window, a range of eye and base level units with rolled edge work surfaces, inset sink and drainer, built in four ring hob and built in double oven with extractor fan over, integrated upright fridge/freezer, integrated washer, part tiled walls.

### Landing -

Loft hatch, built in airing cupboard, doors to all rooms.

### Master Bedroom - 11'9" (3.58m) x 10'5" (3.18m)

Front elevation double glazed window, built in wardrobe with hanging space and storage, radiator.

### Bedroom Two - 11'7" (3.53m) x 8'5" (2.57m)

Rear elevation double glazed window, radiator.

### Bathroom -

Low level WC, floating hand wash basin, panel enclosed bath with separate cubicle, fully tiled walls, tiled flooring, heated towel rail.

### Outside -

### To the Front -

Courtesy path to front door, flower bed border.

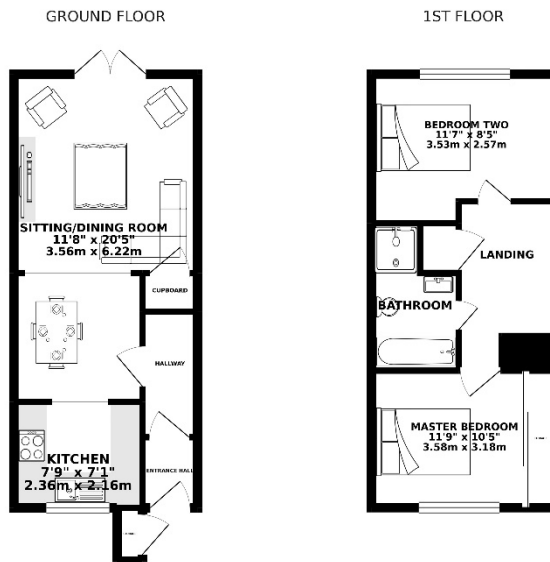
### To the Rear -

Large L shape mainly laid to lawn garden with patio and flower bed border.

### Parking -

Parking for two vehicles.

-EPC Summary: EER C (70/92) EIR C (71/95)



**PLEASE NOTE** WE HAVE NOT TESTED ANY APPARATUS, FIXTURES, FITTINGS, OR SERVICES. INTERESTED PARTIES MUST UNDERTAKE THEIR OWN INVESTIGATION INTO THE WORKING ORDER OF THESE ITEMS. ALL MEASUREMENTS ARE APPROXIMATE AND PHOTOGRAPHS PROVIDED FOR GUIDANCE ONLY.

*we're here to help if you've any questions about this property...*

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