

FOR SALE

£259,950 Freehold



17 Lammas Mead, Binfield, Berkshire. RG42 4NW

- LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- LARGE BEDROOM
- BATHROOM
- UPVC D/GLAZING
- TWO ALLOCATED PARKING SPACES
- COUNCIL TAX BAND "C"



PROPERTY DESCRIPTION

A light and spacious, one bedroom house in a popular location and with two allocated parking spaces. The property is being sold with no onward chain



ROOM DESCRIPTIONS

GROUND FLOOR

ENTRANCE LOBBY

Composite front door, UPVC window with side aspect, stairs to first floor, part glazed door to living room, door to storage cupboard,

LIVING ROOM

3.40m x 3.20m (11' 2" x 10' 6")

UPVC window with front aspect, glazed double doors to kitchen/breakfast room, electric heater, TV point

KITCHEN/BREAKFAST ROOM

2.70m x 3.26m (8' 10" x 10' 8")

UPVC window with front aspect, breakfast bar, stainless steel sink with drainer, electric cooker, space for fridge, space and plumbing for washing machine, door to understairs storage cupboard, range of wall mounted cupboards, work surface with drawers and cupboards under

FIRST FLOOR

LANDING

With doors to bedroom and bathroom and airing cupboard with slatted shelving

BEDROOM

3.39m x 3.26m (11' 1" x 10' 8")

UPVC window with front aspect, door to storage cupboard, electric heater, TV point

BATHROOM

UPVC opaque window with front aspect, white bathroom suite comprising bath with shower over, WC with push button flush and wash basin, wall mounted mirror, extractor fan

OUTSIDE

FRONT GARDEN

With a path leading from the parking area to the front door, the garden is laid to lawn with some planting

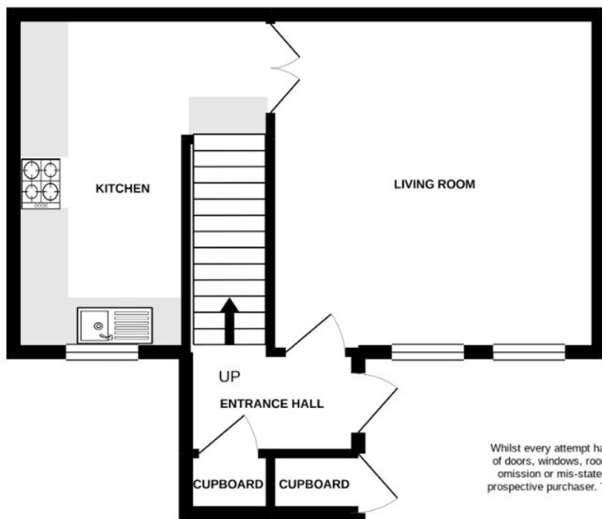
PARKING

There are two allocated parking spaces in front of the house

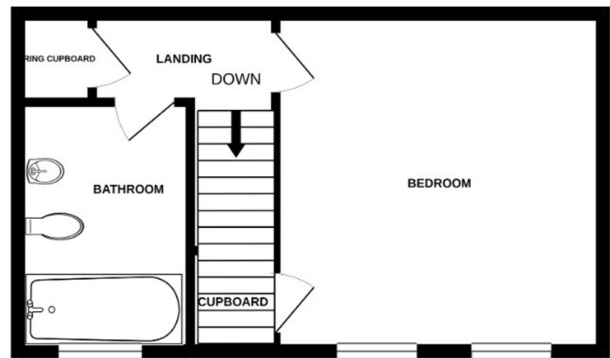


FLOORPLAN & EPC

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		94
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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