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## VICTORIA COTTAGE, TERRACE ROAD NORTH, BINFIELD, BRACKNELL, BERKSHIRE, RG42 5JA



- Three double bedrooms
- Bay fronted cottage
- No onward chain
- In need of Modernisation
- Approx 0.15 acre mature plot
- EPC rating E

Offers in the Region of : £680,000 (Freehold)

FOR AN APPOINTMENT TO VIEW PLEASE CONTACT THE TWYFORD BRANCH ON 0118 934 4433



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## PROPERTY DESCRIPTION

Three bedroom detached cottage located in Binfield. This characterful bay fronted property is in need of modernisation and currently offers three reception rooms, three double bedrooms and a plot of approximately 0.15 acres. EPC rating E. No onward chain.

## LOCAL INFORMATION

Victoria cottage is located in a Cul-de-sac just off Terrace Road North. Within a short distance of a local pub and nearby shops.

Both Twyford, Wokingham and Bracknell are all nearby offering fantastic commuter links to London.

Binfield village also offers a range of schooling and there is an abundance of country walks and pursuits nearby.

## ACCOMMODATION

Covered wooden porchway leads through to the front door. The entrance hall offers access to the principle reception rooms and the kitchen which is located at the rear of the property.

The kitchen has fitted units and a range of storage solutions including an under stairs cupboard. There is quarry tiled flooring, window and glass door to rear as well as access to the first floor.

The dining room is located at the front of the property with fireplace, wooden flooring and bay window. The sitting room is also located to the front of the property with beamed ceiling and bay window. There is access through to a snug/ study area which has triple aspect windows and offers double doors out to the rear garden.

Upstairs there are three double bedrooms all with wooden flooring and the main bedroom has a feature cast iron fireplace. This bedroom also benefits from a "jack n Jill" bathroom offering access from both the landing and the main bedroom.



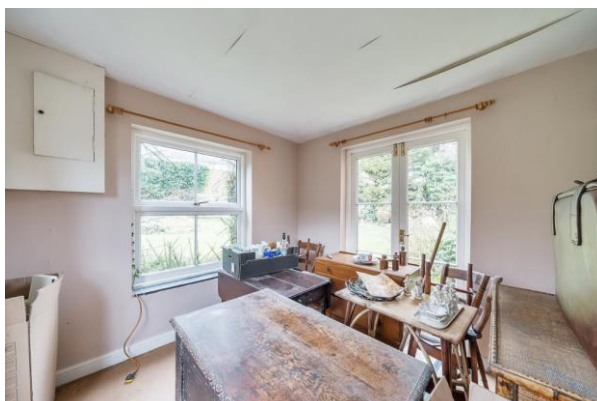


### OUTSIDE SPACE

The property sits on a mature plot of approximately 0.15 acres. There is an expanse of lawn as well as mature trees and shrubs to the borders. The garden has walled areas to its boundary and a gravel driveway space to the front. There is also an outside pantry, wooden shed, outside toilet and garage.

### LOCAL AUTHORITY and SERVICES

Bracknell forest council tax band F. All mains services.







## CONVEYANCING

We work with DT Conveyancing, part of the UK's leading provider of conveyancing services. Their no move, no legal fee service offers appointments to suit you, and a dedicated, expert conveyancer. Ask us for further information today.

## MORTGAGES

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE**

Exclusive deals are made available to Embrace Financial Services by PRIMIS Mortgage Network, to which Embrace Financial Services are an Appointed Representative

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## LETTINGS and MANAGEMENT

We offer a complete range of services for Landlords, from fully managed lets to advertising only. Each Landlord who chooses full management has a personal Property Manager and all our fees are based on a 'no let - no fee' basis.

## DISCLAIMER

These particulars are a general guide only. They do not form part of any contract. Services, systems and appliances have not been tested.

## BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable direct to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.

## REFERRAL FEES

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Davis Tate.

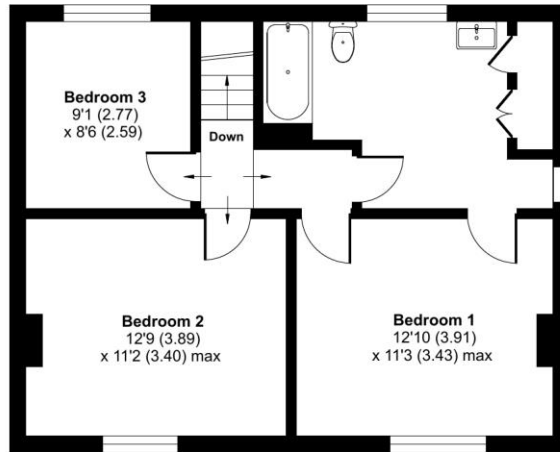
Approximate Area = 1249 sq ft / 116 sq m

Garage = 163 sq ft / 15.1 sq m

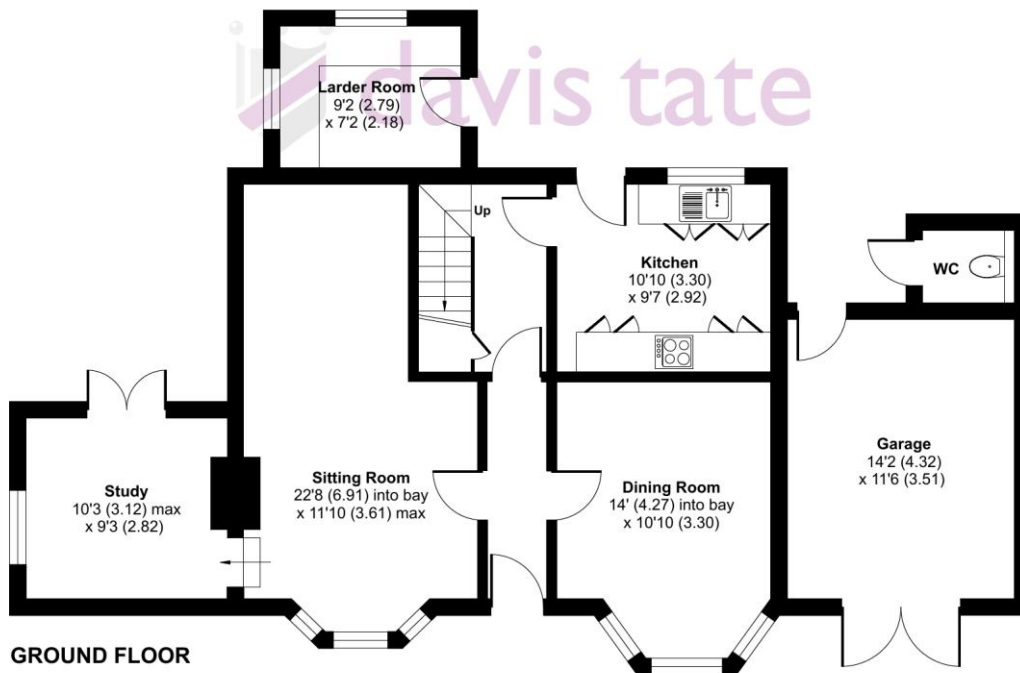
Outbuilding = 83 sq ft / 7.7 sq m

Total = 1495 sq ft / 138.8 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Davis Tate. REF: 1067742