

ROAD MAP

HYBRID MAP

TERRAIN MAP

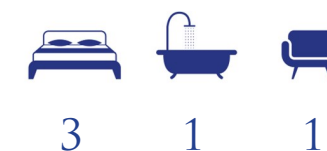


LONGWATER ROAD, BRACKNELL RG12  
OFFERS IN EXCESS OF £325,000

Camberley 01276 539111  
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www.knightsproperty.com



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-100		84
B	81-91		
C	69-80		
D	55-68	66	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





## FLOORPLAN

### MAIN FEATURES

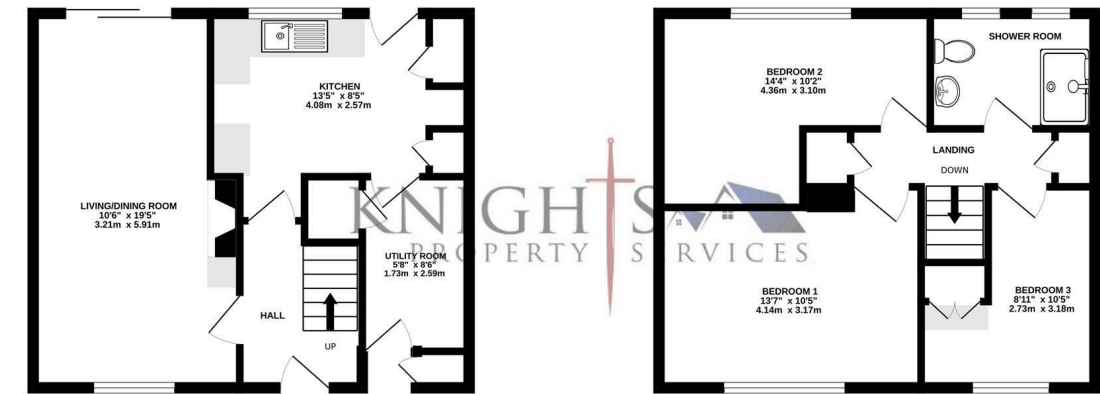
- No Onward Chain
- Three Bedrooms
- Good Investment Opportunity
- Close To The Leisure Centre & The Lexicon
- Terraced Home
- Requires Refurbishment
- One Allocated Parking Space
- Good Transport Links

### FULL DETAILS

Council Tax  
Band C.

GROUND FLOOR  
427 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 sq.m.) approx.  
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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### LONGWATER ROAD, BRACKNELL RG12

KNIGHTS PROPERTY SERVICES **\*\*NO ONWARD CHAIN\*\*** New to the market for sale is this terraced property along Longwater Road, which is being sold with no onward chain. The home is ideally situated within walking distance of Bracknell Leisure Centre and a short drive to The Lexicon shopping centre with its wide variety of shops and leisure facilities. It is also well located for good transport links and close to The Lookout and Coral Reef Waterworld. The ground floor comprising; kitchen, living/dining room and utility room. There are three bedrooms to the first floor and a shower room. The home would make a great investment and refurbishment opportunity. There is also one allocated parking space.