

£695,000

Pollardrow Avenue

Bracknell, RG42 1PS

PROPERTY SUMMARY

Freehold two bedroom detached bungalow in derelict condition, to be sold with the benefit of full planning permission to demolish the existing dwelling and construct 3 x 3 bedroom homes. The approved scheme will comprise of two semi detached, three bedroom houses and one detached three bedroom house.

Situated on a quiet residential road, the property is conveniently located close to Bracknell town centre, which offers a wide range of retail shops, cafés, and restaurants. The area also benefits from excellent transport connections, including Bracknell railway station with direct links into London, as well as easy access to the M3 motorway.

The vendor is also open to unconditional offers. Outline planning no. 22/00671/OUT

3 X 3 Bedroom homes
GIA - 3,645 SQFT
Site area - 8,584 SQFT
CIL - £38,000 Approx scl-land

2

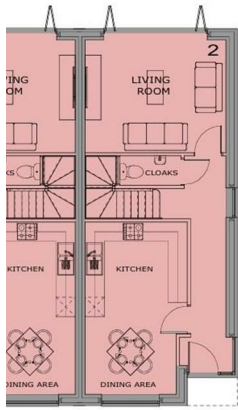


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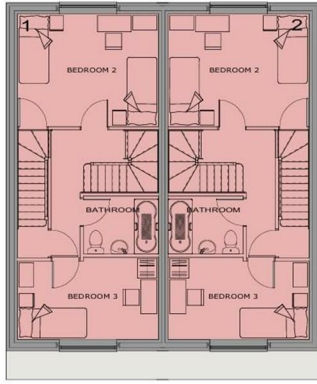


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SECOND
FLOOR
PLAN



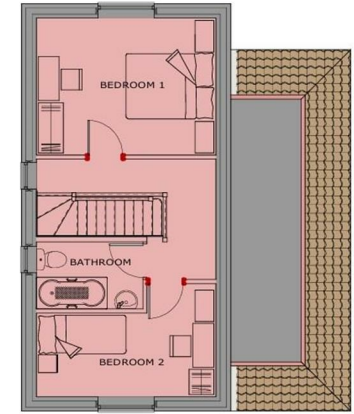
FIRST
FLOOR
PLAN



LOFT
PLAN



GROUND
FLOOR
PLAN



FIRST
FLOOR
PLAN



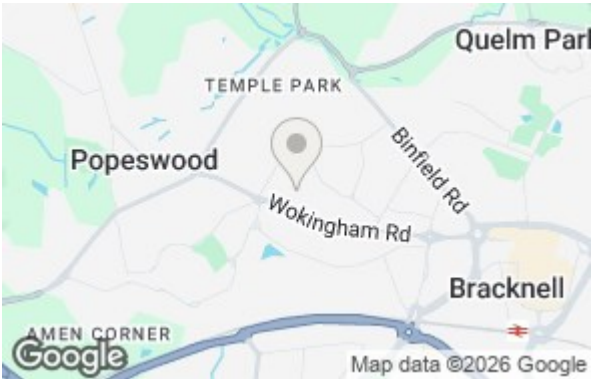
LOCAL AUTHORITY
Bracknell Forest

TENURE
Freehold

COUNCIL TAX BAND
E

VIEWINGS
By prior appointment only

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| | 75 | |
| England & Wales | EU Directive 2002/91/EC | |



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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