# Waterman

*Established 1990*





## 40 Duncroft, Windsor, SL4 4HH

### £415,000 Freehold

CHAIN FREE A three bedroomed terrace house in need of updating throughout. The property has a good sized garden and parking space for two cars at the front. It is conveniently located for local shops, schools and easy reach of the town centre

### Entrance Porch
Glazed panelled door to

### Entrance Hall

### Sitting/Dining Room
Fireplace with wooden surround, sliding patio doors to garden

### Kitchen
Fitted with units incorporating stainless steel sink, work surfaces with floor and wall cupboards and drawers, space for cooker, tiled splashbacks and surround, Potterton gas fired boiler, understairs storage cupboard

### Utility Room
Fitted units, work surface, floor and wall cupboards and drawers, doors to the front and back of the house

### First Floor Landing
Access hatch to loft

### Shower Room
Good sized, enclosed, glazed shower cubicle, wash hand basin with cupboard under, built in airing cupboard, fully tiled walls

### Separate WC
Close coupled WC, part tiled walls

### Bedroom 1
Built in wardrobe cupboard

### Bedroom 2
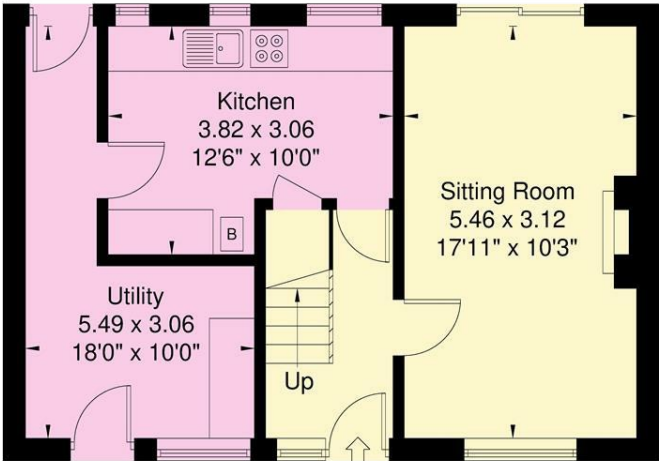Built in wardrobe cupboard

### Bedroom 3

### Outside
Rear garden of good size , laid to lawn with central pathway, panelled fencing to the side boundaries. Greenhouse.  Two garden sheds.  Outside tap. Parking to the front for two cars
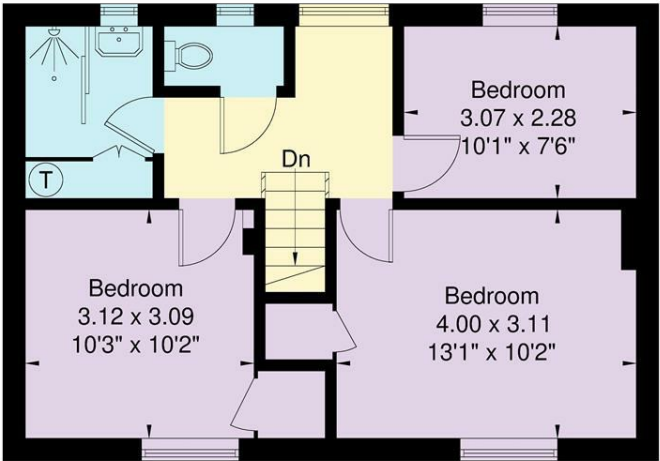
# Floor Plan

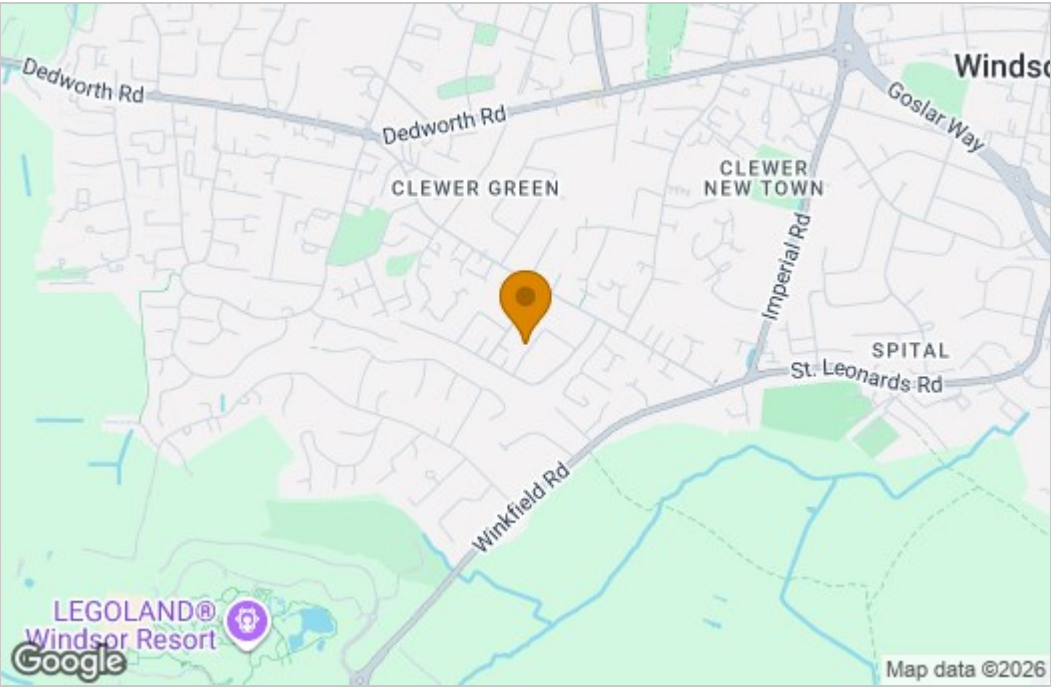Approximate Floor Area = 89.64 sq m / 964.87 sq ft

Duncroft

Waterman
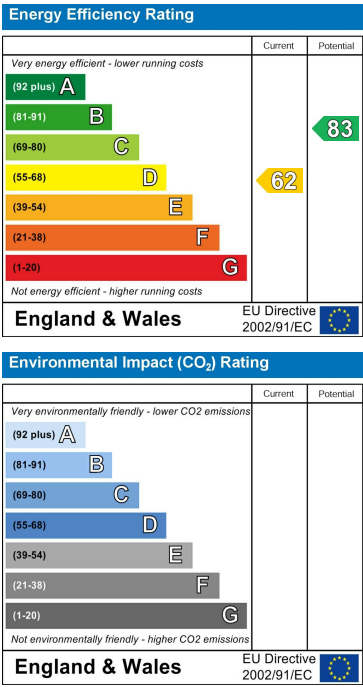*Established 1990*

**Ground Floor**

Kitchen
3.82 x 3.06
12'6" x 10'0"

Utility
5.49 x 3.06
18'0" x 10'0"

Sitting Room
5.46 x 3.12
17'11" x 10'3"

B

Up

IN

**First Floor**

Bedroom
3.07 x 2.28
10'1" x 7'6"

Bedroom
3.12 x 3.09
10'3" x 10'2"

Bedroom
4.00 x 3.11
13'1" x 10'2"

Dn

T

Illustration for identification purposes only,
measurements are approximate, not to scale.

# Area Map



# Energy Efficiency Graph

**Energy Efficiency Rating**

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 83 |
| (69-80) C | | |
| (55-68) D | 62 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

**England & Wales** — EU Directive 2002/91/EC

**Environmental Impact (CO$_2$) Rating**

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |

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