

SAMPLE



Juniper, Bracknell RG12 7ZF

Deal Pack – Property Brochure

By Colleen Brady at Irish Rose Homes

Property information

- Deal Address:

91 Juniper, Bracknell, RG12 7ZF Total GIA: Approx. 711 sq ft (66 sq.m). Freehold. Guide price: £300,000

- Deal Details:

Two Bedroom terrace house, Private rear garden, No upward chain, End of Terrace, 12'4 master bedroom, Garage & Parking, Close to local parks & Amenities. Close to the Lookout and the Coral Reef Waterworld in Bracknell. Close to the A322 for easy travel.

- Why this deal works:

A low-risk, cosmetic flip opportunity in a high-demand RG12 location with strong comparables and excellent resale potential.

Timescale: 8-12 months



Financial Summary

IRH - Buy to Sell (Flip) Core Figures

91 Juniper, Bracknell, RG12 7ZF

Project est. Timeframe (months)		12
Purchase Price	£	300,000
Deposit	£	75,000
Buying costs	£	2,000
Stamp Duty	£	20,000
Refurb Costs	£	18,500
Finance Costs	£	-
Holding Costs	£	5,000
Selling Costs	£	3,750
Cash Required	£	120,500
<i>(excludes selling costs which are paid from proceeds of sale)</i>		
Total Project Cost	£	349,250
Sale Price	£	365,000
Profit	£	15,750
Return on Project		4.51%
Return on Cash Employed (raw)		13.07%
Return on Cash Employed (annualised)		13.07%



- Work Required:

Refurbishment Budget: £18,500 A light-medium cosmetic refurbishment including new kitchen, bathroom, flooring, redecoration, and garden improvements. This budget is based on current contractor pricing for similar 2-bed properties in Bracknell.



Comparables (Revaluation, Sale)

SOLD

£355,000

Terraced 2 1

88, Juniper, Bracknell RG12 7ZF

0.0 miles away

Date sold: 30 Sep 2025

[House Price History](#)

88 Juniper — SOLD £355,000 (Sept 2025)

2-bed

Terraced

Standard condition

No major upgrades

Same street

SOLD

£357,500

Terraced 2 1

93, Juniper, Bracknell RG12 7ZF

0.0 miles away

Date sold: 12 May 2025

[House Price History](#)

93 Juniper — SOLD £357,500 (May 2025)

2-bed

Terraced

Very similar layout

Same Street

SOLD

£370,000

Terraced 2 1

2, Jevington, Bracknell RG12 7ZD

0.2 miles away

Date sold: 21 Mar 2025

[House Price History](#)

2 Jevington — SOLD £370,000 (Mar 2025)

2-bed

Terraced

Slightly different street but same estate

Achieved a premium price



Local information

🛒 Shopping & Amenities

- This property sits in one of Bracknell's most convenient residential pockets, with fast access to:
- **The Lexicon Shopping Centre** — major retail hub with restaurants, cinema, bars, and national brands.
- **Birch Hill Shopping Parade** — local shops, pharmacy, takeaway, and Co-op.
- **Supermarkets** — Sainsbury's, Aldi, Tesco, and Waitrose all within a short drive.

🌳 Parks, Leisure & Green Space

- This area is *one of the greenest parts of Bracknell*.
- **South Hill Park** — lakes, café, theatre, arts centre, events
- **Swinley Forest** — famous for walking, running, mountain biking, and Go Ape.
- **The Look Out Discovery Centre** — family attraction + food outlets.
- **Lily Hill Park** — Victorian parkland and woodland walks.

🚗 Transport Links

- Juniper is well-connected for commuters:
- **Bracknell Station** — direct trains to **London Waterloo** and **Reading**.
- **M3 & M4** — both easily accessible for drivers.
- **Local bus routes** — regular services across Bracknell and to the town centre.

🏫 Schools

- The area is popular with families due to strong schooling options:
- **Holly Spring Primary School**
- **Ranelagh School** (highly regarded secondary)
- **Easthampstead Park Community School**
- **St Joseph's Catholic Primary School**

🏡 Lifestyle & Community

- Juniper is part of a quiet, well-kept residential estate offering:
- Low traffic
- Family-friendly layout
- Green pockets and pathways
- Strong owner-occupier community
- Easy access to leisure parks and nature

🚗 Property-Specific Local Benefits

- Directly relevant to your deal:
- **Garage + allocated parking** — a premium in this estate.
- **Close to local parks & amenities** — confirmed in the listing.
- **Private rear garden** — strong selling point.
- **No onward chain** — faster turnaround for your flip.

About Bracknell & Berkshire

in Bracknell, offering excellent access to The Lexicon shopping centre, local shops, and major supermarkets. The property is moments from South Hill Park, Swinley Forest, and several leisure parks, providing outstanding outdoor and family amenities. Transport links are strong, with Bracknell Station offering direct trains to London Waterloo and easy access to the M3 and M4. The area is well-served by reputable schools, including Holly Spring Primary and the sought-after Ranelagh School. This quiet, well-established neighbourhood is extremely popular with first-time buyers and young families, supporting strong resale demand.

Windsor Castle



Berkshire, also known as the Royal County, is home to historic sites like Windsor Castle, Royal Ascot, and Highclere Castle, giving residents a sense of prestige and cultural heritage.

River Thames



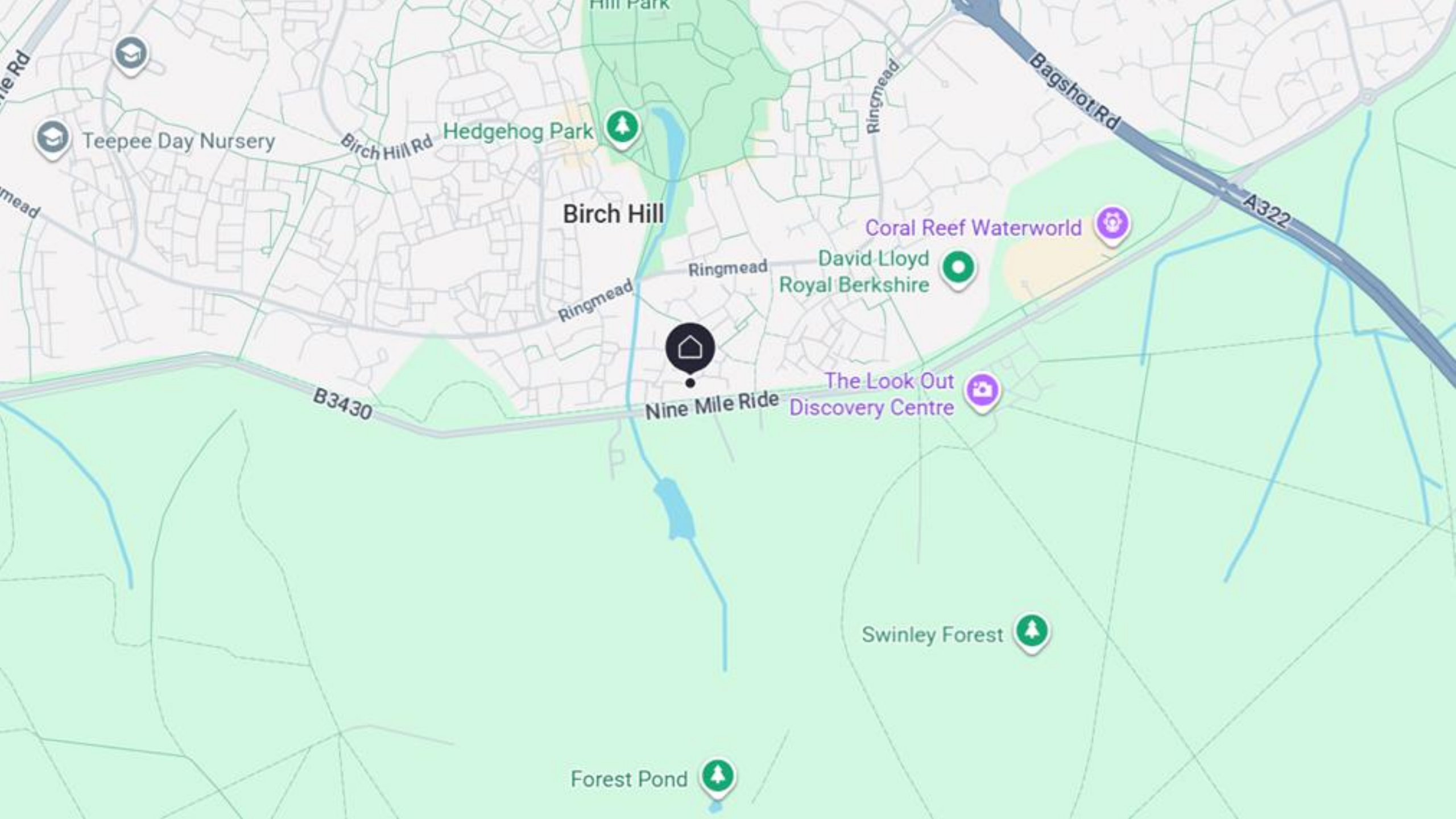
In summary, Berkshire combines natural beauty, culture, education, economic opportunity, and connectivity, making it an appealing choice for families, professionals, and retirees seeking a high quality of life in southern England

Countryside



The county boasts rolling countryside, scenic riverside villages such as Cookham, Pangbourne, and Bray, and areas of outstanding natural beauty like the North Wessex Downs, perfect for walking, cycling, and outdoor activities.





Teepee Day Nursery

Hedgehog Park

Birch Hill

David Lloyd
Royal Berkshire

The Look Out
Discovery Centre

Swinley Forest

Forest Pond

Nine Mile Ride

B3430

A322

Contacts, once sourcing fee is paid in full

- Seller details:

Name:

Telephone:

Address:

- Solicitors:

Name:

Telephone:

Address:

- Local recommended Traders:

Name:

Telephone:

Address: