



## 2 Derwent Drive

, Slough, SL1 6HN

£320,000



Offered with no onward chain is this spacious 2 double bedroom ground floor maisonette. Which benefits from its own private rear garden, located within walking distance of Burnham 'Elizabeth Line' train station and Burnham Grammar School, this is an ideal first time/investment buy purchase.



### Entrance Hall

Doors to:- Both bedrooms, kitchen and bathroom and leading into lounge, storage cupboard, paneled radiator and laminate flooring.

### Lounge/Dining Room 12'9" x 11'11" (3.89 x 3.65)

Patio doors to rear garden and paneled radiator.

### Kitchen 9'4" x 9'4" (2.86 x 2.86)

Rear aspect double glazed window, eye and base level units with square edged work surfaces, 1 1/2 sink unit, 4 ring gas hob and electric oven with extractor hood. Integrated dish washer, wall mounted combination boiler, paneled radiator and ceramic tile flooring.

### Bathroom 7'6" x 11'11" (2.29 x 3.65)

Rear aspect frosted double glazed window, pedestal hand wash basin, paneled bath with shower attachment and screen, heated towel rail and ceramic tile flooring.

### Bedroom 1 11'5" x 10'5" (3.49 x 3.20)

Front aspect double glazed window and paneled radiator and carpeted flooring.

### Bedroom 2 13'5" x 11'11" (4.10 x 3.65)

Front aspect double glazed window, paneled radiator and built in double wardrobes x 2.

### Front Garden

Laid to lawn with pathway to front door and hedges and shrub surround.

### Rear Garden

With decking area as you come out of patio doors, laid to lawn, fully enclosed by panel fencing and side pedestrian gate. Two brick storage sheds and outside tap.

### TENURE

Lease:- 93 years remaining

Service Charge:- £315.00 currently per annum

Ground Rent:- £10.00 per annum

We advise you to get your solicitor or conveyancer to confirm the above tenure details prior to exchange of contracts.

### Additional Information Supplied by Vendor

Council Tax Band C

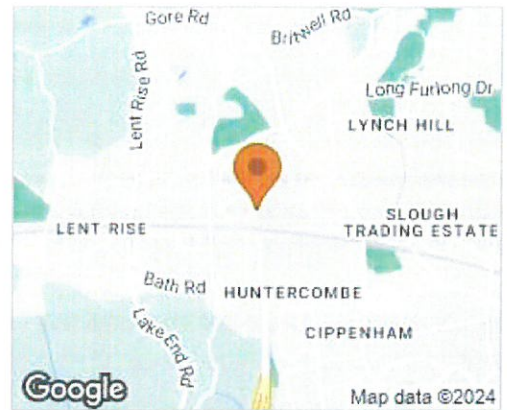
Construction is brick built

Gas and Electric currently supplied by Octopus Energy

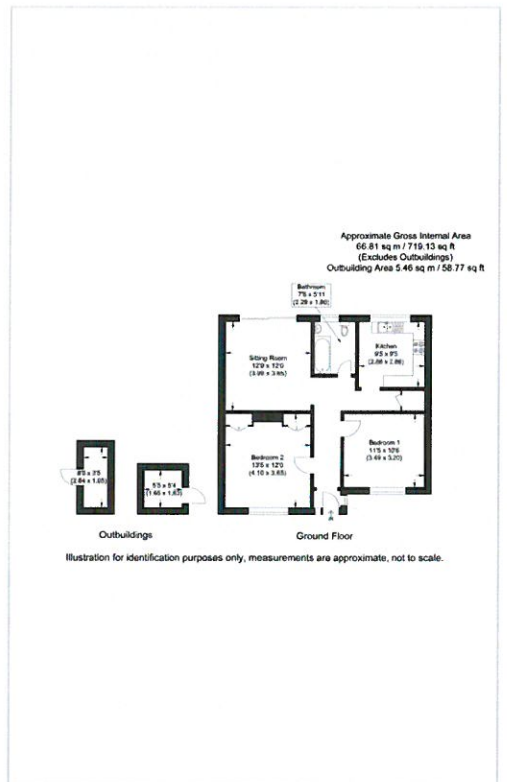
Virgin Media installed in property but currently not connected

Water supplied by Thames Water

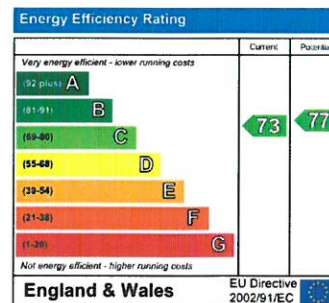
### Area Map



### Floor Plans



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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