

Thirlmere Avenue, Burnham, Berkshire, SL1 6EB

£270,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to present to the market this ground floor purpose built maisonette with a private garden. Boasting two double bedrooms and benefitting from being vacant possession this really is one for those people wishing to avoid a chain. An ideal first time buyer or buy to let investment.

As you enter through the front door you walk into an entrance porch and hallway with doors leading to accommodation comprising; two double bedrooms, a modern fitted kitchen, a bathroom fitted with a white three piece suite, with shower attachment over the bath and shower screen. There is a living room with French doors out to the private rear garden. Outside the garden is predominantly laid to lawn with shrub borders, a garden storage shed, a patio area and gate giving side access. The property also benefits from double glazing, gas central heating and an external storage area.

This home is ideally located on a popular residential road with a green nearby and Burnham park a short walk away. The property is situated approximately 1.0 Mile to Burnham Railway and Elizabeth Line Station, 0.5 Mile to Burnham Grammar School and Priory Primary School and approximately a ten minute walk to the Village High Street with an array local shops, restaurants and amenities.

Property Information: Lease Remaining: Approx. 91 years
Ground Rent: Approx. £10.00 PA
Maintenance Charges: Approx. £697.00 PA
Council Tax Band: C / EPC Rating: D
(all to be verified by a solicitor)

Thirlmere Avenue, Burnham, Berkshire, SL1 6EB



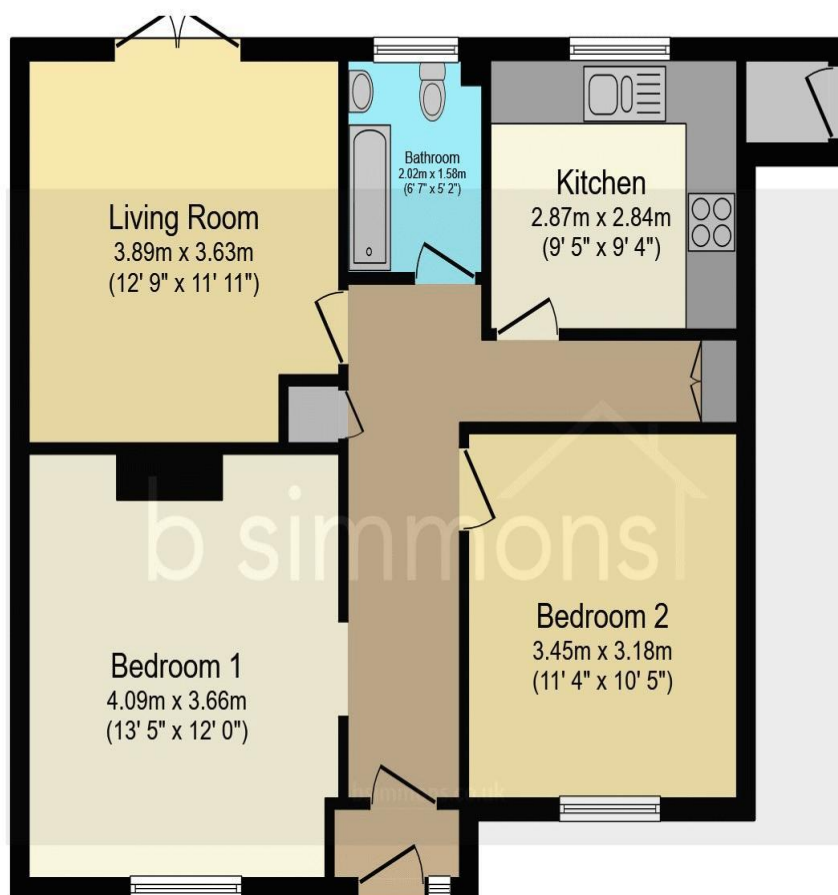
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Thirlmere Avenue, Burnham, Berkshire, SL1 6EB



Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Thirlmere Avenue, Burnham, Berkshire, SL1 6EB



Ground Floor

Floor area 63.1 sq.m. (680 sq.ft.)

TOTAL: 63.1 sq.m. (680 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

No fee mortgage brokerage service

As a member of The Guild of Property Professionals,
B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week 9:00am - 8:00pm
- Mon - Thurs, 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. The FSA does not regulate mortgage brokering. The Guild of Property Professionals Mortgage Services is licensed by the Financial Conduct Authority (FCA) under the Mortgage Credit Regulations 2014. B. Simmons & Sons is a member of the Guild of Property Professionals. L&C Mortgage Services are authorised and regulated by the Financial Conduct Authority (FCA) under the Mortgage Credit Regulations 2014.

Call them now
t:0800 0731945
for your free personalised quote



b simmons

T: 01753 545555 E: langley@bsimmons.co.uk

MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.