

Minster Way, Langley, Berkshire, SL3 7EX

£380,000

Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Offered with NO ONWARD CHAIN and in need of some modernisation, B Simmons are delighted to present to the market this mid terrace family home. The property is ideally located within walking distance of local schools, shops and good transport links. An ideal First Time Buy or Buy to Let Investment, an internal viewing is highly recommended.

As you enter the property, you walk into an open porch which has been added by the current owners and leads through to a hallway with stairs leading to the first floor. The lounge and dining room are open plan and measures approximately 22', with a built in understairs storage cupboard and patio doors out to the garden. A door from the dining area leads through to a fitted kitchen which also has patio doors out to the rear garden. On the first floor, there are two double bedrooms both having built in cupboards and there is a separate family bathroom fitted with a matching three piece suite. Outside there is a private rear garden set over two tiers, a raised area laid to lawn and a sunken patio area. There are two brick built storage sheds and a gate giving rear access. To the front the gardens are open, predominantly laid to lawn with a pathway leading to the front door.

Minster Way is ideally located for those looking for access to shops, amenities and services, with Langley railway and Elizabeth Line just 0.9 Miles walking distance away, Langley village and local shops are just a further 100 yards on. Maryside is in the catchment area for a wealth of local schools such as Langley Academy, Langley Grammar, Upton Court and St Bernards Grammar Schools.

Council Tax Band: D / EPC Rating: D

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

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Ground Floor
Floor area 35.8 sq.m. (385 sq.ft.)

First Floor
Floor area 33.0 sq.m. (355 sq.ft.)

Total floor area: 68.8 sq.m. (740 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

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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.