





Property Description

A modern extended three bedroom terraced house with non-standard construction situated in this much sought after location, is now offered for sale. with vacant possession. The property is well located to all local amenities & is within the catchment areas of the popular schools of Iqra, Khalsa and Wexham Schools and Slough Town Centre with its mainline railway station providing the Elizabeth Line is within one mile. It benefits from two reception rooms, fitted kitchen, gas central heating to radiators, double glazed windows, rear garden.

Agents Note - 'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the

Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Enclosed Entrance Porch

Door to

Living Room

21' 7" max x 18' 11" max (6.58m max x 5.77m max)

Front aspect window, two radiators, stairs to first floor, understairs storage cupboard

Dining Room

13' x 9' 2" (3.96m x 2.79m)

Door to rear garden

Fitted Kitchen

11' 3" x 8' 8" (3.43m x 2.64m)

Rear aspect window, single drainer sink unit with mixer tap and cupboard under, range of wall and base units, integrated four ring gas hob with electric oven under, extractor fan, plumbing for washing machine and dish washer, space for fridge freezer, wall mounted boiler, tiled floor.

First Floor Landing

Access to loft, doors to

Bedroom One

11' 5" x 9' 8" to wardrobe (3.48m x 2.95m to wardrobe)

Front aspect window, radiator, double wardrobe

Bedroom Two

11' x 8' 5" to wardrobe (3.35m x 2.57m to wardrobe)

Rear aspect window, radiator, single wardrobe

Bedroom Three

9' 1" x 8' 5" (2.77m x 2.57m)

Front aspect window, radiator, storage area

Shower Room

Rear aspect window, large walk-in shower with wall attached electric shower, wash hand basin, WC, heated towel rail,

Outside

To The Front

Open plan mainly laid to lawn

Rear Garden

Small garden mainly laid to patio and houses a large garden shed measuring 7ft by7ft with power and light, gate for rear access





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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

view this property online connells.co.uk/Property/SGH310622

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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