



Not for marketing purposes INTERNAL USE ONLY

Litcham Spur
Slough



Property Description

A two-bedroom terraced house situated in this cul-de-sac location is now offered for sale with no chain. The property is well located to all local amenities including the popular schools Herschel Grammar & Baylis Girls. Slough Town Centre is within one mile providing the Elizabeth Line with fast trains into London. The property benefits from 13ft lounge, 11ft kitchen, ground floor bathroom, first floor cloakroom, gas central heating and driveway providing off-street parking.

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.

Ground Floor

Enclosed Entrance Porch

Door to

Entrance Hall

Stairs to first floor, door to

Lounger

13' 5" into bay x 11' 11" (4.09m into bay x 3.63m)

front aspect bay window, radiator, door to

Kitchen

11' 5" x 6' 10" (3.48m x 2.08m)

Rear aspect window, single drainer sink unit with cupboard under, wall and base units, gas cooker point, plumbing for washing machine, space for fridge freezer, door to

Shower Room

Rear aspect window, fully tiled shower cubicle , wash hand basin, WC

First Floor

Landing

Doors to

Bedroom One

13' into bay x 12' 2" (3.96m into bay x 3.71m)

Front aspect bay window, radiator, storage cupboard

Bedroom Two

9' 11" x 6' 11" (3.02m x 2.11m)

Rear aspect window, radiator

Cloakroom

Rear aspect window, WC, wash hand basin

Outside

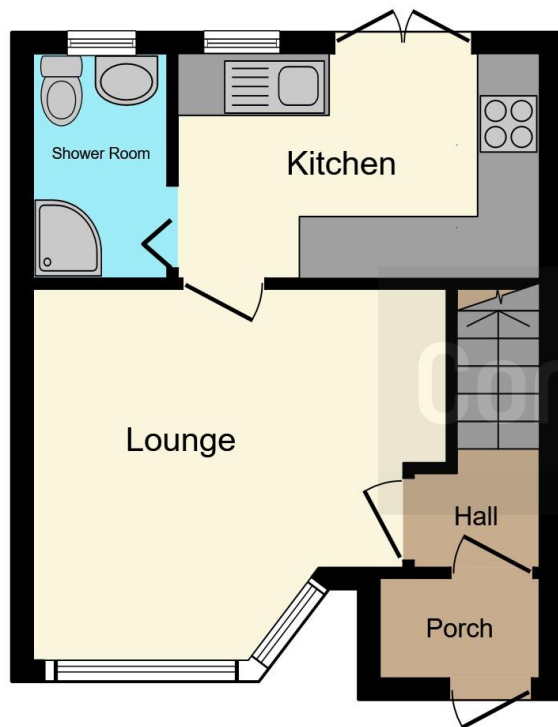
To The Front

Driveway providing off-street parking

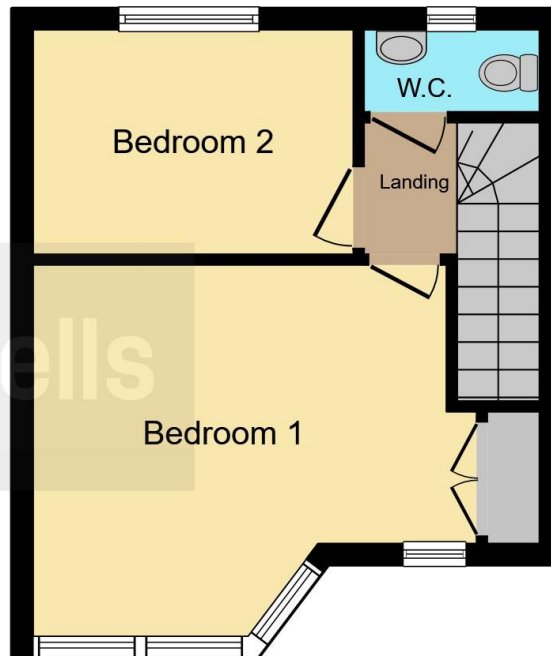
Rear Garden

Patio area & laid to lawn





Ground Floor



First Floor

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

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EPC Rating: D Council Tax
 Band: C

Tenure: Freehold



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