



43 SOUTH PLACE, MARLOW
PRICE: £499,950 FREEHOLD

am ANDREW
MILSOM

**43 SOUTH PLACE
MARLOW
BUCKS SL7 1PY**

PRICE: £499,950 FREEHOLD

A pretty two bedroom Victorian terrace home conveniently located within a short stroll of Marlow High Street and a picturesque stretch of the River Thames.

**LOW MAINTENANCE REAR GARDEN:
TWO BEDROOMS: SHOWER ROOM:
LIVING/DINING ROOM: KITCHEN:
DOUBLE GLAZING:
GAS CENTRAL HEATING TO
RADIATORS: NO ONWARD CHAIN.**

TO BE SOLD: An attractive two bedroom Victorian terrace home offered for sale with no onward chain and conveniently located within a few hundred yards of Marlow High Street. This impressive home has been extended to create excellent ground floor accommodation which compliments the two bedrooms to the first floor. Outside is a low maintenance garden and the property is located towards the end of a no through road with little passing traffic Marlow has excellent sports and social facilities, a busy High Street with variety of shops and restaurants and a railway station with trains, via Maidenhead, to London Paddington which links to the Elizabeth Line. The M4 and M40 are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation comprises:



Part glazed front door to **LIVING/DINING ROOM** a front aspect room with double glazed windows, feature fireplace, stripped wooden flooring, part beamed ceiling, radiators, stairs to First Floor and opening to



KITCHEN fitted with a range of matching floor and wall units, granite effect work surfaces, ceramic hob with extractor fan over and oven below, one and a half bowl single drainer sink unit, space and plumbing for washing machine and dishwasher, space for fridge, part vaulted ceiling with Velux window, double glazed window and door to garden.

FIRST FLOOR

LANDING access to loft space.



BEDROOM ONE a front aspect room with double glazed window, beamed and vaulted ceiling, radiator.



BEDROOM TWO a rear aspect room with double glazed window, radiator.



SHOWER ROOM tile and glazed shower cubicle, vanity wash hand basin, low level w.c., airing cupboard, heated towel rail, double glazed frosted window.



OUTSIDE is a private low maintenance area of predominantly paved garden with raised borders, brick wall surround and gated rear access.

M1340424 **EPC BAND: D**

COUNCIL TAX BAND: TBC

VIEWING: Please contact our Marlow office homes@andrewmilsom.co.uk or **01628 890707**.

DIRECTIONS: from our High Street Marlow office turn left and at the first roundabout turn left into Station Road and continue for approximately 500 yards turning right into Mill Road and take the next turning left into South Place.

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 progressing a sale.

Attfield James Financial Management can guide you through the Mortgage maze. Part of the Fairstone Group with access to the whole mortgage market including later life mortgages and equity release. They also advise on insurances, pensions and investments. 01628 623 600.

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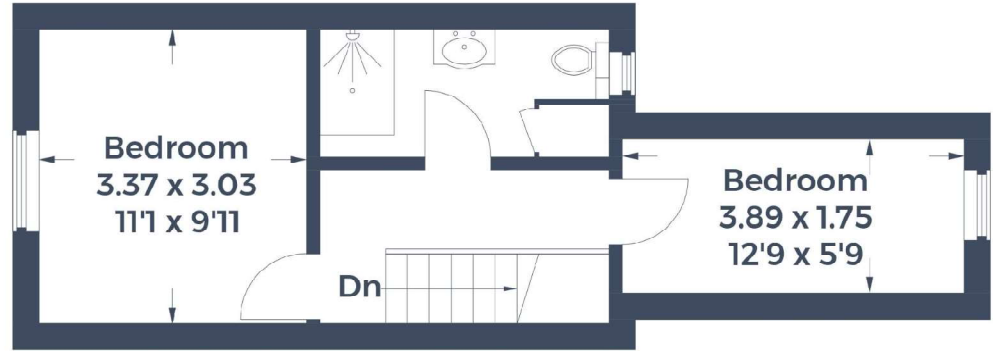
Your home is at risk if you do not maintain mortgage payments or a loan secured on it.

For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

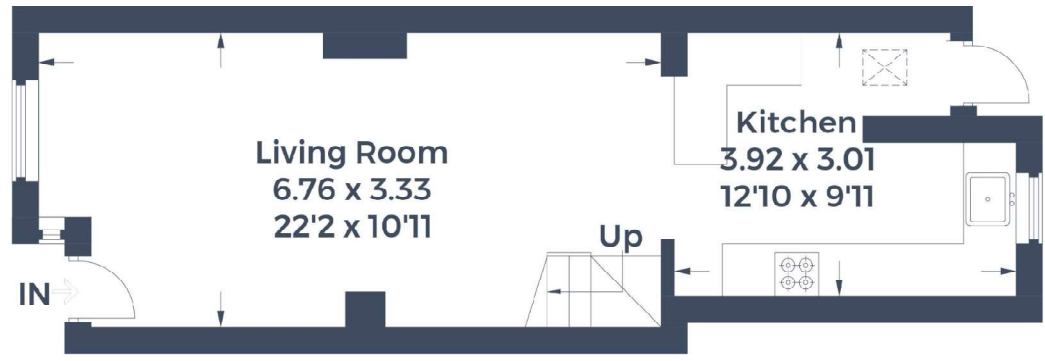
Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 34.4 sq m / 370 sq ft
First Floor = 28.8 sq m / 310 sq ft
Total = 63.2 sq m / 680 sq ft



First Floor



Ground Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
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