



3 SOUTH PLACE, MARLOW
PRICE: £500,000 FREEHOLD

am ANDREW
MILSOM

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

PRICE: £500,000 FREEHOLD

Situated within an easy level walk of Marlow High Street in a quiet street of Victorian homes with little passing traffic, a larger than average two bedroom terraced home.

**COURTYARD GARDENS:
TWO DOUBLE BEDROOMS:
BATHROOM: SITTING ROOM:
FITTED KITCHEN WITH APPLIANCES:
GAS CENTRAL HEATING:
DOUBLE GLAZING: BRICK
OUTHOUSES. NO ONWARD CHAIN.**

TO BE SOLD: this attractive two bedroom mid terrace Victorian home occupies a convenient town centre location tucked away from passing traffic yet accessible to the railway station, River Thames and parkland. An internal inspection will reveal a cottage of much character with larger room sizes than most. South Place is quietly located off Mill Road in the Town Centre and is a 'No Through Road' with infrequent 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 motorways are accessible, via the Marlow Bypass, at Maidenhead and High Wycombe respectively.

The accommodation comprises:



SITTING ROOM front door, open fireplace with wooden mantel, tiled hearth and inset floral tiling, recessed cabinets with glass shelving to either side - one housing the electric and gas meters. Two radiators, door to Hall and doors to



KITCHEN range of white gloss wall and base units with four ring gas hob, oven under and cooker hood over, Beko washing machine, New World fridge freezer, one and a half sinks with single drainer, radiator, glazed door to garden.

INNER HALL with radiator, stairs to First Floor and door to



BATHROOM white suite of panel bath, shower attachment, tiled wall surrounds, pedestal basin, low level w.c., tiled floor, heated towel rail.

FIRST FLOOR

LANDING access to loft.



BEDROOM ONE window overlooking the front, radiator, fitted wardrobes to either side of the chimney breast.



BEDROOM TWO radiator, window overlooking the rear garden, cupboard housing gas fired boiler.

OUTSIDE



THE REAR GARDEN has been paved for ease of maintenance and is partly walled with panel fencing, raised flower bed and **TWO BRICK STORES**.



M47950824 **EPC BAND: D**

COUNCIL TAX BAND: D

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

DIRECTIONS: using the postcode **SL7 1PY** number 3 is on the left hand side.

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.

Allan Buckridge of Thameside Associates can guide you through the mortgage maze. A local independent broker with over 30 years' experience and access to all U.K. Lenders. 01628 623 600 or 0771 325 6712. allan.buckridge@thamesideassociates.co.uk
69 The Parade, Bourne End, Bucks, SL8 5 SB. Full legal statement available upon request.

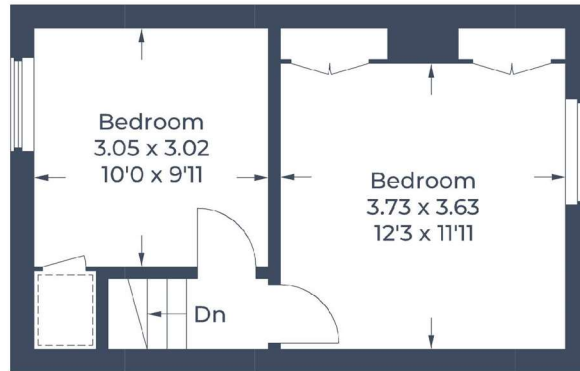
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.

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.

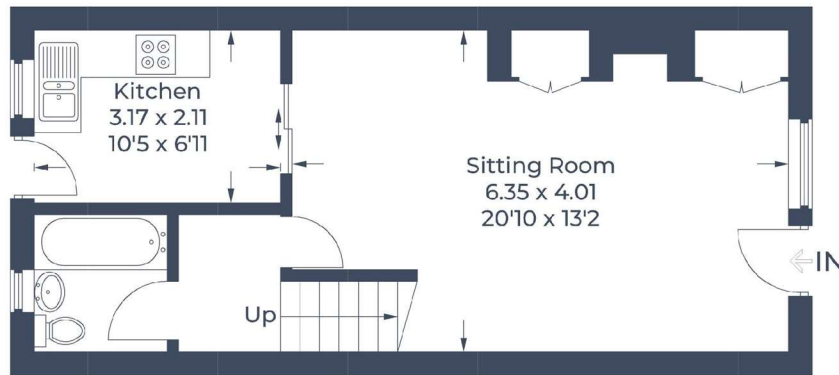
**DRAFT DETAILS
AWAITING CLIENTS APPROVAL**

Approximate Gross Internal Area
Ground Floor = 39.8 sq m / 428 sq ft
First Floor = 27.9 sq m / 300 sq ft
Outbuilding = 9.2 sq m / 99 sq ft
Total = 76.9 sq m / 827 sq ft

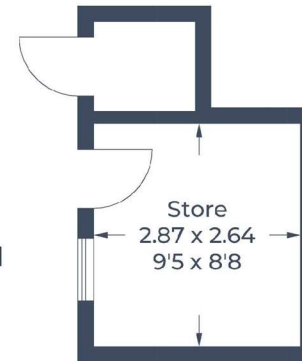


First Floor

 = Reduced headroom below 1.5m / 5'0



Ground Floor



(Not Shown In Actual Location / Orientation)

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