



11 ST. PETER STREET, MARLOW
PRICE: £465,000 FREEHOLD

am ANDREW
MILSOM

**11 ST. PETER STREET
MARLOW
BUCKS SL7 1NY**

PRICE; £465,000 FREEHOLD

Within an easy level walk of Marlow High Street in one of the Town's most prestigious streets, a two bedroom grade two listed period cottage for
CASH BUYERS ONLY

**COURTYARD GARDENS:
TWO BEDROOMS:
FIRST FLOOR BATHROOM:
CLOAKROOM: KITCHEN:
24FT SITTING/DINING ROOM:
LOFT SUITABLE FOR CONVERSION
(subject to usual consents)
GAS CENTRAL HEATING:
PERMIT PARKING AVAILABLE
NO ONWARD CHAIN.**

TO BE SOLD: Requiring complete renovation, this attractive two bedroom mid terrace period home is also Grade two listed and occupies a convenient town centre location on a quiet, sought after 'no through' road which ends at a slipway to the River Thames. Also within a minute's walk is All Saints church, Higginson Park and Marlow High Street. 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 (A404) at Maidenhead and High Wycombe respectively. The accommodation comprises:

ENTRANCE HALL with front door and glazed door to



SITTING/DINING ROOM double aspect, three radiators, fireplace, stairs to first floor with recess and cupboards under, door to courtyard garden.



KITCHEN single drainer stainless steel, working surfaces, wall and base units, radiator, appliance space, door to

REAR LOBBY door to outside, gas fired boiler and door to:

CLOAKROOM wash basin and low level WC.

FIRST FLOOR

LANDING deep cupboard, access to loft suitable for conversion to a further bedroom, subject to usual consents with hot water cylinder.



BEDROOM ONE fitted wardrobes, dressing table and radiator.

BEDROOM TWO radiator, deep cupboard.



BATHROOM with panelled bath, shower attachment, low level WC, pedestal basin and radiator

OUTSIDE

THE REAR GARDEN has been paved for ease of maintenance and has panelled fencing, shrubs and trees.

M48111124 EPC BAND: E
COUNCIL TAX BAND: F

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

DIRECTIONS: using the postcode **SL7 1NY**
number 11 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.

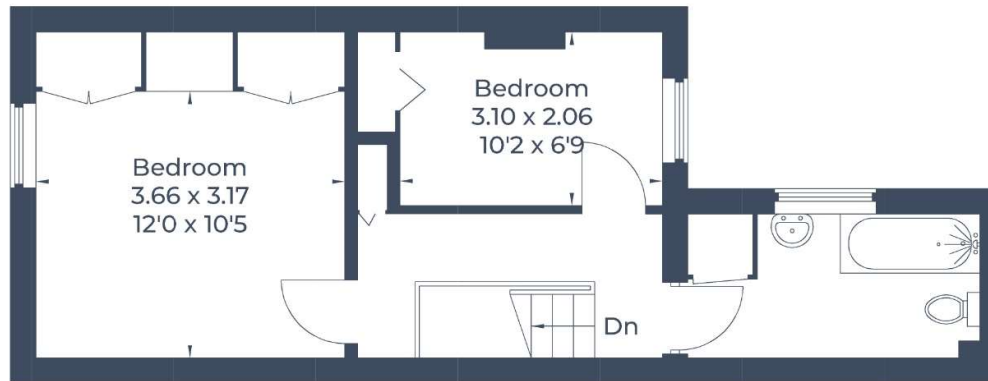
Your home is at risk if you do not maintain mortgage payments, or a loan secured on it.

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 = 38.6 sq m / 415 sq ft
First Floor = 34.9 sq m / 376 sq ft
Total = 73.5 sq m / 791 sq ft



First Floor



Ground Floor

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