



16 DOUGLAS COURT, MARLOW
PRICE: £400,000 FREEHOLD

am ANDREW
MILSOM

**16 DOUGLAS COURT
MARLOW
BUCKS SL7 1UQ**

PRICE: £400,000 FREEHOLD

This recently modernised spacious mid terrace home is conveniently located on the eastern side of town approximately one mile from Marlow town centre.

**SOUTH FACING PATIO GARDEN:
THREE BEDROOMS: BATHROOM:
CLOAKROOM: SITTING ROOM:
REFITTED KITCHEN/DINING ROOM:
CONSERVATORY:
GAS CENTRAL HEATING:
DOUBLE GLAZING: GARDEN STORE:
GARAGE: RECENTLY REDECORATED
AND RECARPETED:NO ONWARD CHAIN.**

TO BE SOLD: this spacious modern town house has been recently improved throughout and is being offered for sale with no onward chain. The property is conveniently located opposite a green and is well placed for schools and for fast access to the Motorways. 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:

COVERED ENTRANCE outside light, door to:

ENTRANCE HALL stairs to first floor, storage and boiler cupboards with Johnson Starley gas fired warm air boiler.

CLOAKROOM with wash basin, low level w.c.,



SITTING ROOM: A front aspect room with double glazed window.



KITCHEN/DINING ROOM recently refitted with shaker style floor and wall cupboards, marble effect work surfaces, inset sink, stainless steel gas hob with extractor over and oven below, space and plumbing for washing machine, wine rack, laminated wood flooring, rear aspect double glazed window, double glazed double doors to

CONSERVATORY tiled flooring, double glazed windows and double doors opening to patio..

FIRST FLOOR

LANDING access to loft, airing cupboard with hot water cylinder, storage cupboard



BEDROOM ONE a front aspect room with double glazed window and fitted wardrobes.

BEDROOM TWO a rear aspect room with double glazed window.

BEDROOM THREE: a front aspect room with double glazed window.



BATHROOM refitted white suite with enclosed panel bath with shower over, wash hand basin, low

level wc, fully tiled walls, double glazed frosted window.

OUTSIDE



TO THE FRONT is a small area of garden fronting onto the green.



TO THE REAR the garden is enclosed by close boarded fencing and completely paved with two timber garden stores. The rear garden measures about 19' x 17' (5.79 x 5.18m) excluding the return by the Conservatory where there is a tap.

There is rear pedestrian access leading to a path leading to the **GARAGE** (number 73) being in a

block immediately to the rear. There is further car parking available on the roads around this street.

M34280925

EPC BAND: D

COUNCIL TAX BAND: D

VIEWING: Please contact our Marlow office marlow@andrewmilsom.co.uk or 01628 531 222.

DIRECTIONS: using the postcode **SL7 1UQ**, having turned into Gunthorpe Road, turn first right into Peacock Road where Douglas Court can be found on the right hand side. Pedestrian access leads up the middle of the court where number 16 will be seen on the right.

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.'

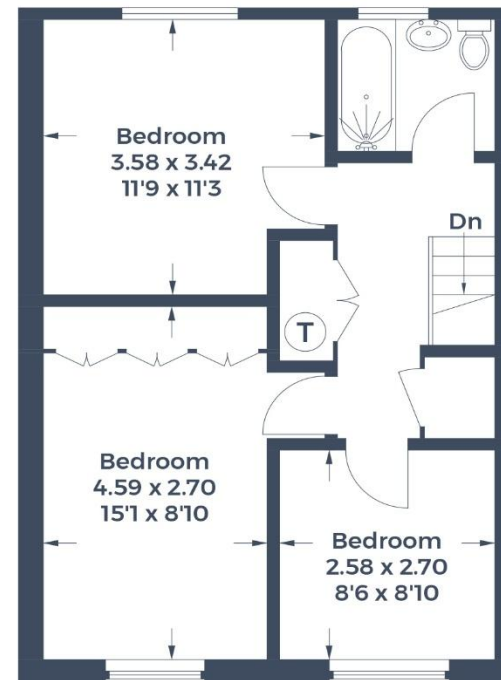
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings.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

Approximate Gross Internal Area
Ground Floor = 53.2 sq m / 573 sq ft
First Floor = 45.0 sq m / 484 sq ft
Total = 98.2 sq m / 1,057 sq ft



Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

© CJ Property Marketing Produced for Andrew Milsom