



# SIMMONS & SON



**Bridlington Spur, Slough, SL1 9JZ**

**Offers In Excess Of £349,950 Freehold**

**TWO BEDROOM FAMILY HOME - NO ONWARD CHAIN**

This two bedroom end of terrace family home is conveniently situated in a quiet residential road close to local schools and amenities. The property benefits from spacious lounge, fitted kitchen, two double bedrooms, good size garden with storage outbuilding, gas central heating, driveway parking for two cars and garage.

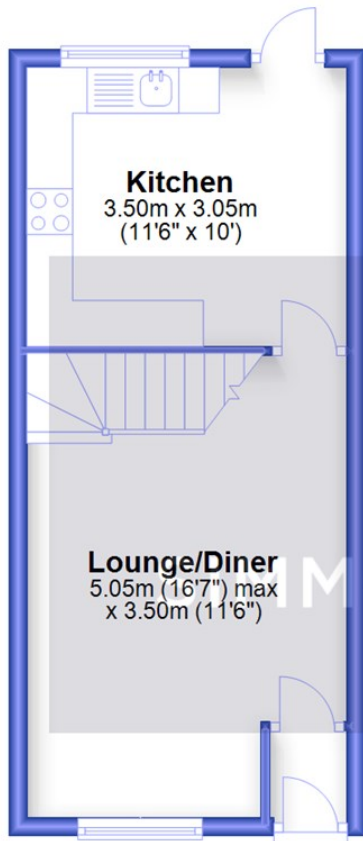


Simmons (Farnham) Ltd T/A Simmons & Son,  
Company No: 06364047, VAT Registration No: 918267306

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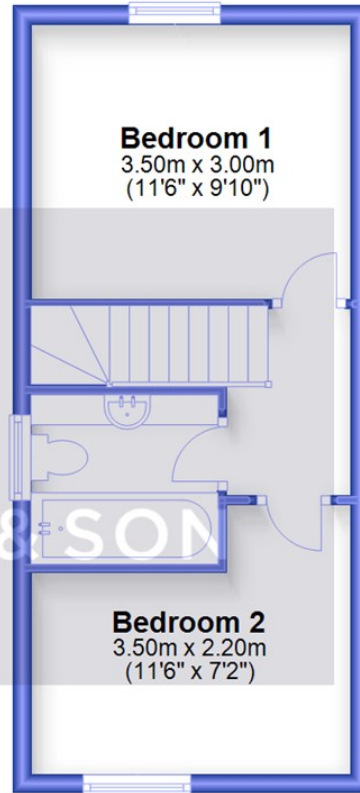
## Ground Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



## First Floor

Approx. 28.7 sq. metres (308.6 sq. feet)



**Total area: approx. 57.3 sq. metres (617.2 sq. feet)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using PlanUp.

- Situated in Quiet Cul-de-sac
- Two bedroom Family Home
- End of Terrace
- No Onward Chain
- Garden With Outbuilding
- Driveway Parking & Garage
- Gas central heating
- Well Presented Throughout
- Council Tax Band : C
- EPC : TBC



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>	<b>1</b>	<b>1</b>
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.