



SIMMONS & SON



Franklin Avenue, Berkshire, SL2 1RX

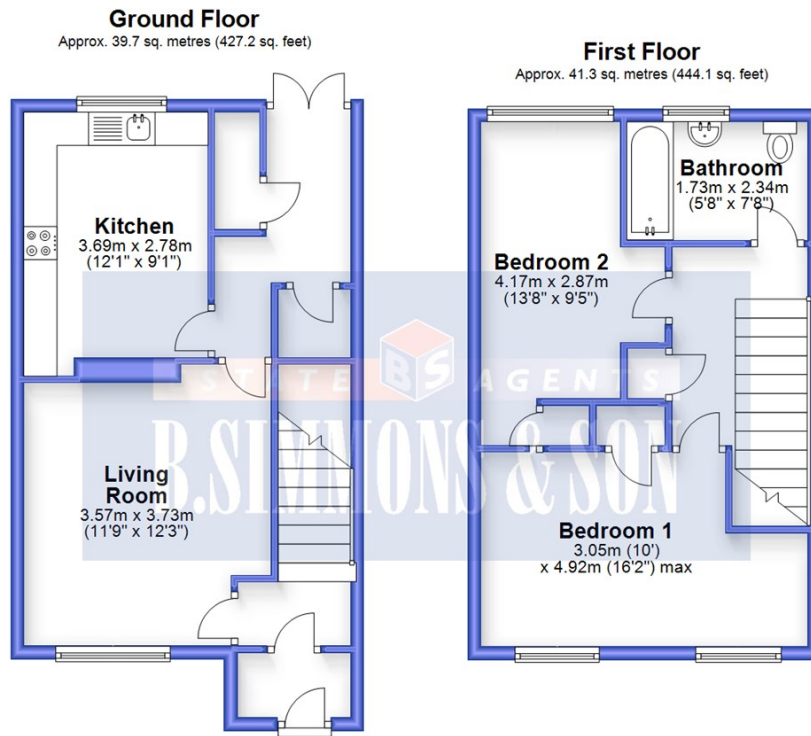
£335,000 Freehold

OFF FARNHAM ROAD - NO ONWARD CHAIN

Spacious, two bedroom, middle terrace home, conveniently located close to Slough trading estate and the Farnham Road. Requiring some updating the property benefits from comfortable lounge with feature fireplace, fitted kitchen, upstairs bathroom, gas central heating and uPVC double glazing and good size private rear garden. Opposite a small recreation park and close to local schools, this is an ideal family home and viewing is recommended.



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Total area: approx. 80.9 sq. metres (871.3 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.

- Two Bedrooms Mid Terrace House
- No Onward Chain
- Close to Farnham Road
- Requiring Some Updating
- Spacious Throughout
- GCH & DG
- Upstairs Bathroom Suite
- Private Garden
- Council Tax Band : C
- EPC : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	86

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

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