



# SIMMONS & SON



**Franklin Avenue, Berkshire, SL2 1RX**

**Offers In Excess Of £335,000 Freehold**

**OFF FARNHAM ROAD - NO ONWARD CHAIN**

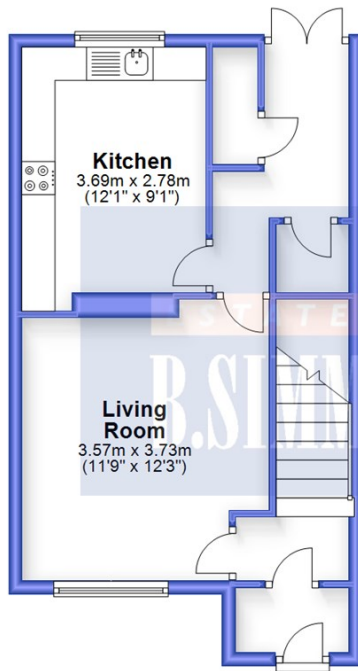
Spacious, two bedroom, middle terrace home, conveniently located close to Slough trading estate and the Farnham Road. Requiring some updating the property benefits from comfortable lounge with feature fireplace, fitted kitchen, upstairs bathroom, gas central heating and uPVC double glazing and good size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



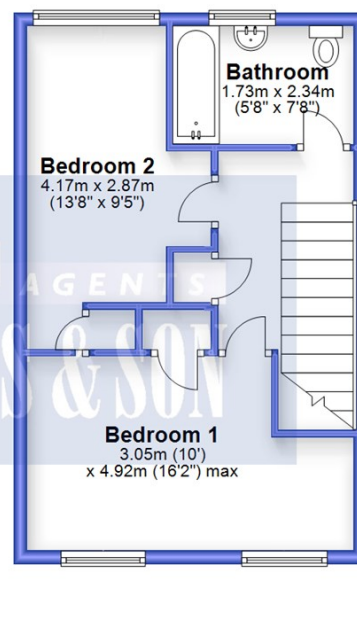
# Franklin Avenue, Slough Berkshire, SL2 1RX



**Ground Floor**  
Approx. 39.7 sq. metres (427.2 sq. feet)



**First Floor**  
Approx. 41.3 sq. metres (444.1 sq. feet)



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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		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.