



# SIMMONS & SON



**Wiltshire Avenue, Slough, SL2 1BB**

**£1,900 PCM**

Three-bedroom house located on Wiltshire Avenue in the lovely town of Slough. This property boasts a cosy reception room, perfect for relaxing with family and friends. With three bedrooms, there is ample space for a growing family or for those in need of a home office or guest room.

Situated close to St Anthony's Primary School, this home is ideal for families with young children looking for convenience and a sense of community. The property also offers easy access to excellent transport links, making commuting a breeze for those working in nearby towns or cities.

This delightful house is available immediately, offering a fantastic opportunity to move into a new home without delay. Don't miss out on the chance to make this property your own and enjoy all the benefits of living in this wonderful area. Contact us today to arrange a viewing and take the first step towards calling this house your home.





# Wiltshire Avenue, Slough, Berkshire, SL2 1BB



- Three Bedroom House
- Off street parking
- Close to local shops and amenities
- Council tax band - c - £1939.61
- Unfurnished
- Available immediately
- Reservation deposit - £438.61
- Double glazed
- Gas central heated
- Five week deposit required - £2192



Energy Efficiency Rating	
	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	
<b>63</b>	<b>90</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
<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.