



SIMMONS & SON



Bodmin Avenue, Slough, SL2 1SL

Guide Price £400,000 Freehold

Located on Bodmin Avenue in Slough, this mid-terrace house offers a perfect blend of comfort and convenience. This property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by inviting reception room, providing ample space for relaxation and entertaining. The layout is thoughtfully designed to create a warm and welcoming atmosphere, perfect for both quiet evenings and lively gatherings.

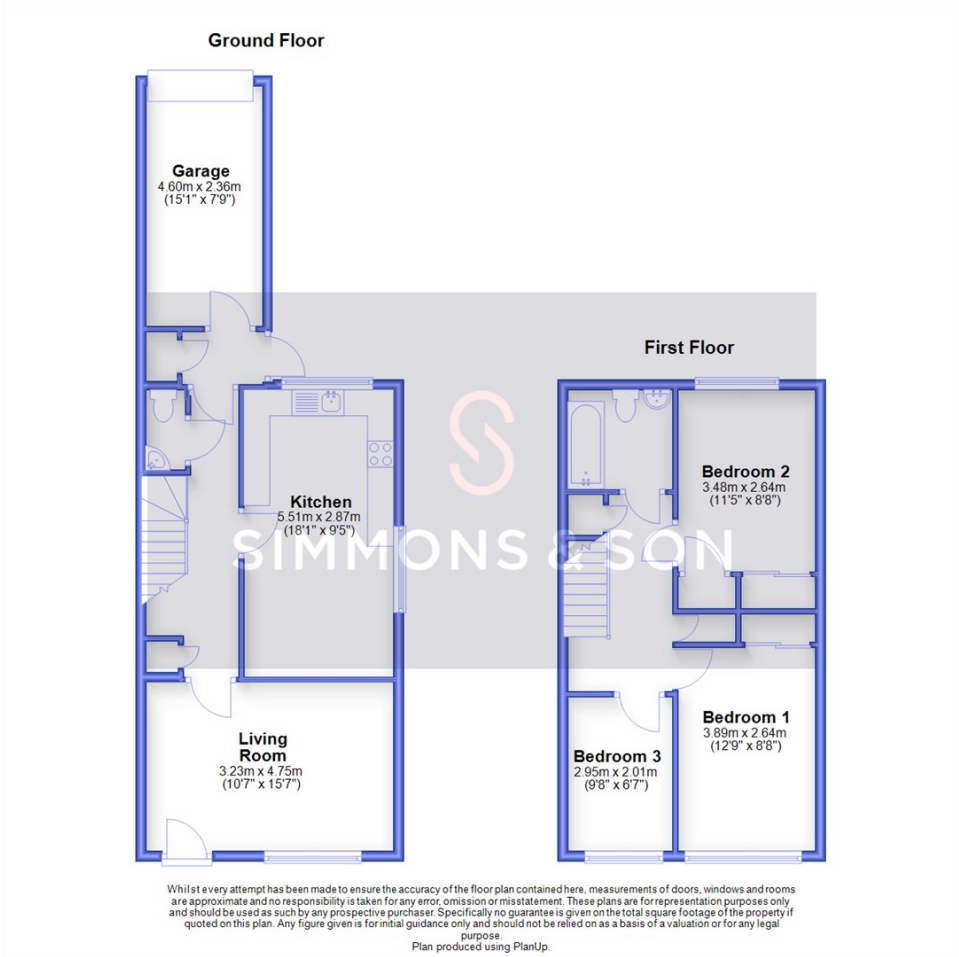
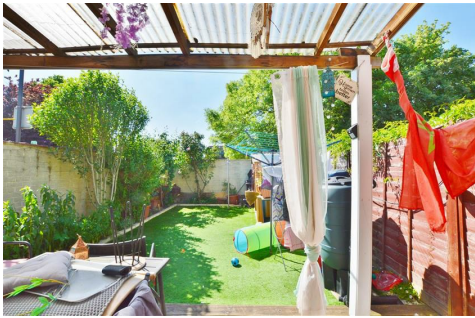
Built in 1980, this home has been well-maintained and offers a wonderful opportunity for modern living while retaining its character. The property features a garage and a driveway, ensuring that parking is never a concern, a valuable asset in today's busy world.

The location on Bodmin Avenue is particularly appealing, with easy access to local amenities, schools, and transport links, making it a convenient choice for commuters and families alike.

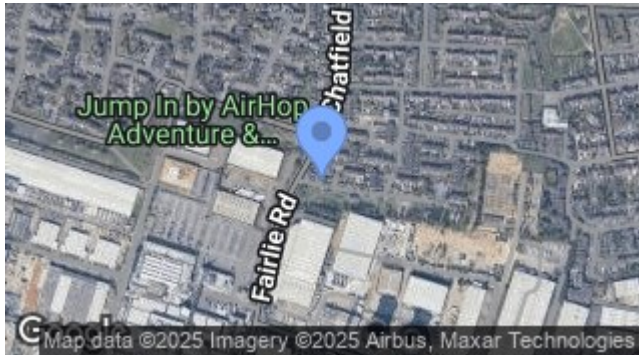
This three-bedroom mid-terrace house is not just a property; it is a place where memories can be made. With its spacious interiors and practical features, it presents an excellent opportunity for anyone looking to settle in the vibrant town of Slough. Don't miss the chance to make this lovely house your new home.



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- End of Terrace Home
- Three Spacious Bedrooms
- Underfloor Heating In Kitchen & Dining Area
- Private Garden
- GCH & DG
- Driveway Parking & Garage
- Close To Transport Links
- Located Close to Slough Trading Estate
- EPC-TBC
- Council Tax Band- 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		

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		

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.