



# SIMMONS & SON



## Jellicoe Close, Slough, SL1 9HW

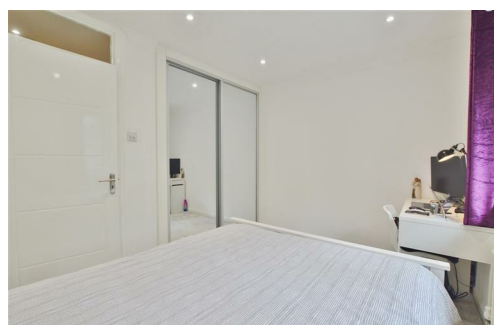
**Offers In Excess Of £370,000 Freehold**

Nestled in the charming area of Jellicoe Close, Slough, this delightful two-bedroom mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental investment.

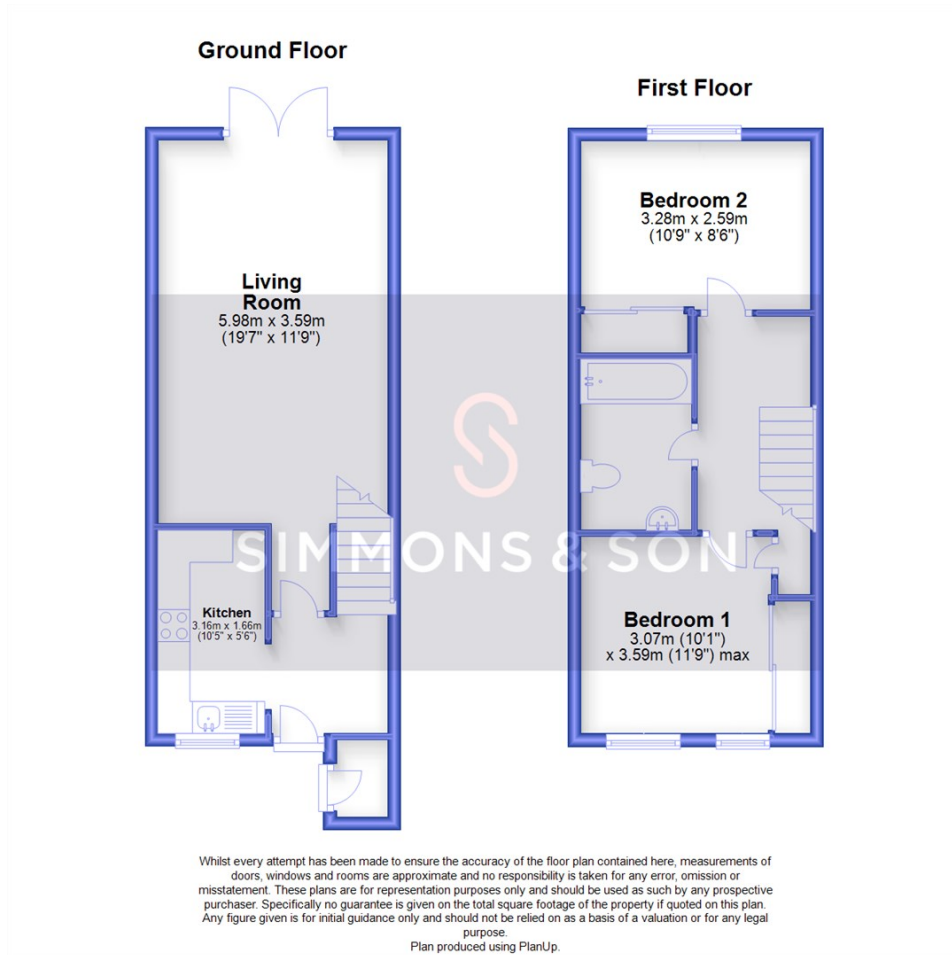
The ground floor layout is bright and open, welcoming you through an entrance porch into a practical kitchen setup. This flows seamlessly into a spacious, well-proportioned living room, which serves as the heart of the home—perfect for relaxing or entertaining guests, with double doors opening directly out to the rear.

Upstairs, the first floor features a central family bathroom and two inviting bedrooms that offer a peaceful retreat at the end of the day: A generous double bedroom located at the front of the property. A comfortable second bedroom overlooking the rear.

The house is in good condition, ensuring that you can move in with ease and start enjoying your new home right away. The allocated parking space adds a highly practical touch, making daily commuting and hosting visitors completely stress-free. Situated close to local schools and amenities, this property is ideal for families and professionals alike. You will find everything you need within easy reach, from local shops to parks, enhancing your everyday living experience. This mid-terrace house is more than just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. Do not miss the chance to make this charming property your own.



# Jellicoe Close, Slough, Berkshire, SL1 9HW



- Two Bedroom Mid Terrace Cippenham
- Two Double Bedrooms
- Move-In Ready
- Allocated Parking
- Excellent Location Close To Schools & Amenities
- Easy Access to M4/M25 Motorway Network
- Spacious Lounge
- Electric Charger Point
- EPC- TBC
- Council Tax Band-C



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>			
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>			
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.