



Connells

Pursers Court
Slough



Property Description

A well appointed three bedroom semi-detached house is now offered for sale on a Fixed Equity Scheme

The property is located in a cul-de-sac location and is within walking distance to some of Slough's most popular schools including Herschel Grammar, Baylis Girls school and James Elliman Academy, Slough Town Centre with its mainline station offering the Elizabeth Line is within one mile.

It benefits from 17ft living room, ground floor cloakroom, 12ft fitted kitchen, conservatory, first floor bathroom, gas central heating to radiators, double glazed windows and off street parking.

****Agents Note -** The property is part of a Fixed Equity Scheme and there is a monthly service charge(which includes building insurance) of £50.83. Speak to the branch for further clarification**

Ground Floor:-

Entrance Hall

Stairs to first floor, radiator, laminate floor

Cloakroom

Side aspect window, low level WC, wash hand basin with mixer tap and vanity unit, heated towel rail, fully tiled

Lounge

17' 1" max x 15' 4" max (5.21m max x 4.67m max)

Rear aspect window, laminate floor, two radiators, double doors to conservatory

Fitted Kitchen

12' 3" x 7' 4" (3.73m x 2.24m)

Front aspect window, single drainer sink unit with mixer tap and cupboard under, good range of wall and base units, gas cooker point, space for fridge freezer, plumbing for washing

machine and dishwasher, radiator, laminate floor, wall mounted boiler

Conservatory

12' 7" max x 9' 10" max (3.84m max x 3.00m max)

Laminate floor, radiator, double doors to rear garden

First Floor Landing

Access to loft, airing cupboard, storage cupboard, radiator

Bedroom One

13' 7" to wardrobe x 8' 1" (4.14m to wardrobe x 2.46m)

Front aspect window, fitted wardrobes, radiator

Bedroom Two

13' to wardrobe x 7' 9" (3.96m to wardrobe x 2.36m)

Rear aspect window, fitted wardrobes, radiator

Bedroom Three

10' 4" x 6' 10" (3.15m x 2.08m)

Front aspect window, fitted wardrobes, radiator

Bathroom

Front aspect window, paneled bath with mixer tap, wall attached rain shower, hand held shower attachment, glass shower screen, wash hand basin with mixer tap and vanity unit, shaver point, radiator, fully tiled

Outside:-

To The Front

Storage cupboard, driveway for one car

Rear Garden

All laid to decking with integrated lighting, two garden sheds with one having power & lighting, gate to front and side access





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

EPC Rating: C Council Tax
 Band: D

Service Charge: 609.96 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310968

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Apr 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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