



# SIMMONS & SON



## Marescroft Road, Slough, SL2 2LW

**£360,000 Freehold**

Located on Marescroft Road in Slough, this delightful three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers or savvy investors. Built in the post-war era, the property boasts a characterful design that is both practical and inviting.

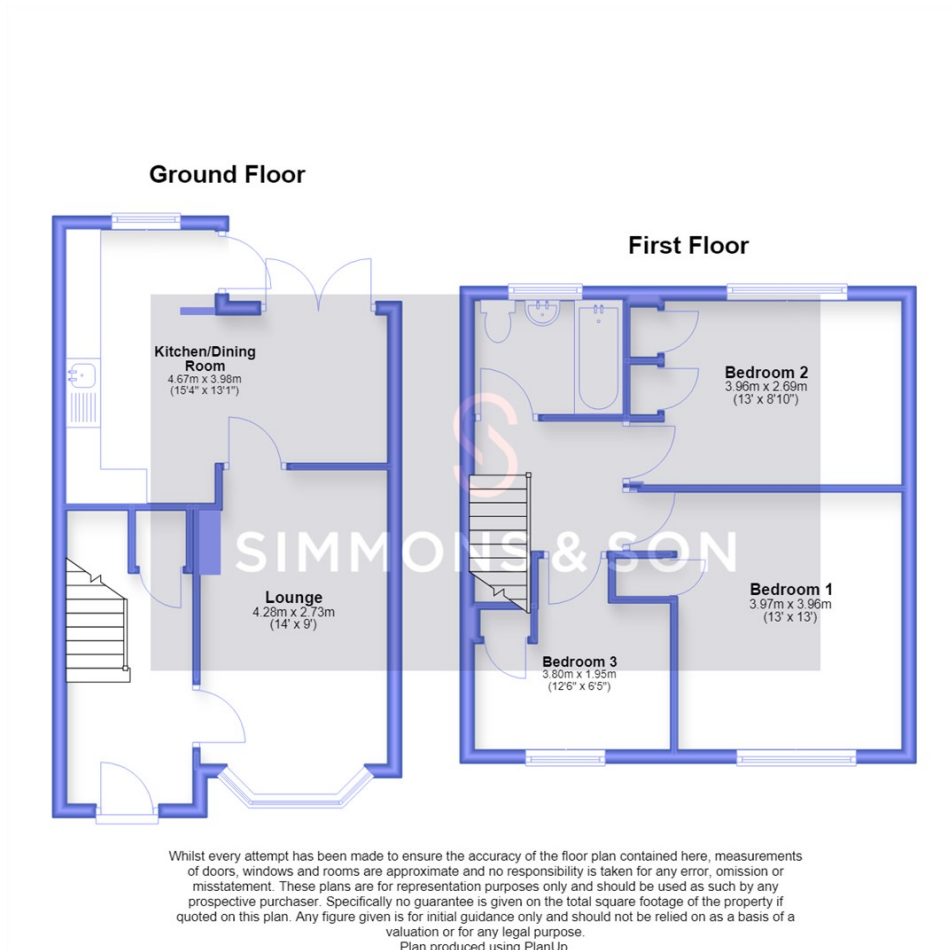
The interior of the home offers a comfortable living space, perfect for families or those looking to establish a warm and welcoming environment. Each of the three bedrooms provides ample room for relaxation and personalisation, making it easy to create a space that truly feels like home.

One of the standout features of this property is its prime location. Situated close to local schools, it is an ideal choice for families with children. Additionally, a variety of amenities are just a stone's throw away, ensuring that daily necessities and leisure activities are easily accessible.

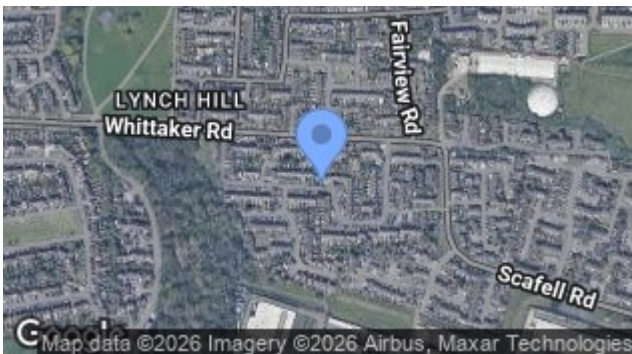
This mid-terrace house not only offers a fantastic living space but also represents a sound investment opportunity in a thriving area. With its blend of comfort, convenience, and potential, this property is sure to attract interest from a range of buyers. Do not miss the chance to make this lovely house your new home or investment venture.



# Marescroft Road, Slough Slough, Berkshire, SL2 2LW



- Three Bedroom Mid-Terrace Family Home
- Potential to Extend STPP
- No Onward Chain
- Ideal For First Time Buyer
- Close To Local School's & Amenities
- Driveway Parking
- In Need Of Refurbishment
- Walking Distance To Burnham Train Station
- Council Tax Band : C
- EPC : TBC



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			
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