





CIPPENHAM LANE

SLOUGH, SL1 5BZ

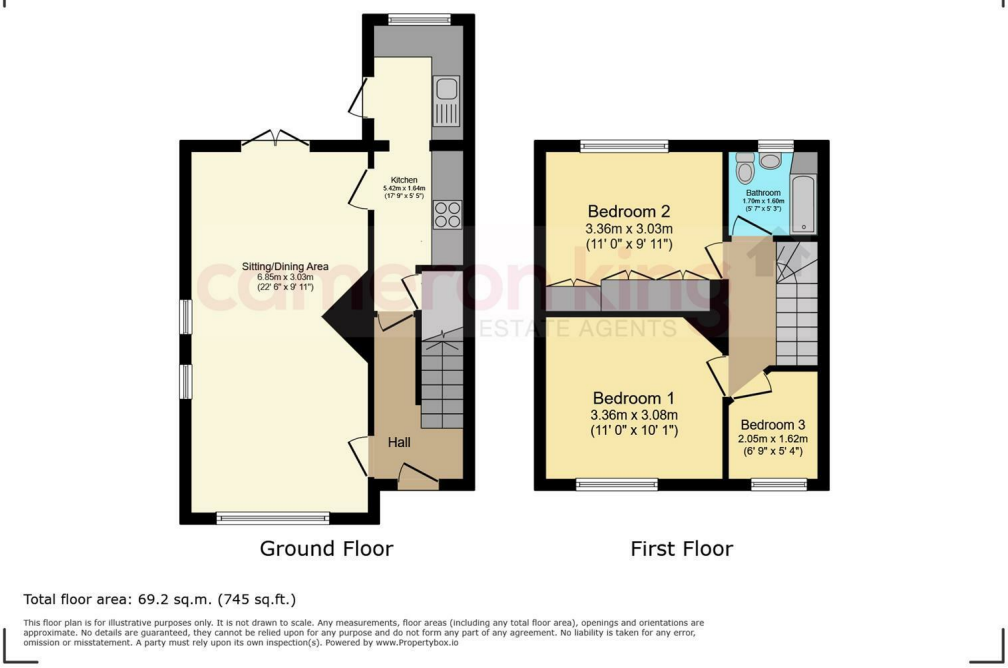
£350,000

Ideally positioned for both families and commuters, this well-presented home is located approximately 0.7 miles from Burnham Elizabeth Line Station, providing excellent links into Central London. The property is also within easy reach of a good selection of local schools, shops and amenities, together with convenient access to the M4 motorway and Slough Trading Estate. An excellent opportunity for buyers looking for a well-connected home in the popular Cippenham area.

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Total floor area: 69.2 sq.m. (745 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional.

- **For sale by Modern Auction – T & Cs apply**
- **Subject to a hidden Reserve Price**
- **Buyers' Fees apply**
- **Buyer Information Pack available**
- **Driveway Parking**
- **Approx. 0.7 Miles to Burnham Elizabeth Line Station**
- **Excellent Access to the M4 Motorway**
- **The Westgate School Approx. 0.3 Miles Away**
- **Potential for loft conversion and rear extension (STPP)**





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