

Connells

High Street
Colnbrook Slough

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Colnbrook Slough SL3 0LX

for sale guide price
£240,000







Property Description

Nestled in the heart of a picturesque village, this charming Grade II listed cottage forms part of a characterful 300-year-old property and is brimming with period features and charm. Ideally positioned close to local amenities, the property also benefits from excellent transport links, with Langley High Street and its mainline station providing access to the Elizabeth Line less than two miles away.

The accommodation includes a delightful 16ft living room with exposed beams, a stylish re-fitted kitchen and bathroom, and gas central heating throughout. Outside, there is a private courtyard garden and an allocated parking space. A unique home in a sought-after village location.

Offered for sale by the Modern Method of Sale (T&Cs apply). Viewing is highly recommended.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Hall
Door to kitchen

Lounge
Rear aspect window, radiator, beamed ceiling, real wood floor, double doors to courtyard

Kitchen
Side aspect window, enamel sink with mixer tap & cupboard under, range of wall & base units, integrated fridge freezer, integrated four ring gas hob with electric oven under, extractor fan, built-in wine rack, plumbing for washing machine, built-in cupboard housing boiler, tiled floor, stairs to first floor

First Floor

Bedroom One
Dual aspect windows, radiator, laminate floor

Bedroom Two
Side aspect window, radiator, laminate floor

Bathroom
Side aspect window, paneled bath with mixer tap, shower attachment & glass shower screen, WC, wash hand basin, heated towel rail, laminate floor

Outside
Courtyard garden mainly laid to decking







Total floor area 59.9 m² (645 sq.ft.) approx

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.propertybox.io





To view this property please contact Connells on

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111 High Street
SLOUGH SL1 1DH

EPC Rating: D

Council Tax Band: C

Service Charge: Ask Agent

Ground Rent: 100.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311581

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1985. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.