



30 SHELLEY ROAD, MARLOW
PRICE: £335,000 FREEHOLD

am ANDREW
MILSOM

**30 SHELLEY ROAD
MARLOW
BUCKS. SL7 1LZ**

PRICE: £335,000 FREEHOLD

A three bedroom mid terraced home fronting onto a central green offered for sale with no onward chain providing the ideal opportunity to remodel and refurbish situated in this popular setting within one mile of Marlow town centre.

**PRIVATE LOW MAINTENANCE GARDEN:
THREE BEDROOMS: BATHROOM: LIVING
ROOM: KITCHEN/DINER: DOUBLE
GLAZING:
GAS CENTRAL HEATING TO RADIATORS:
IN NEED OF MODERNISATION:
NO ONWARD CHAIN.**

TO BE SOLD: in need of modernisation throughout, a spacious three bedroom mid terrace home tucked away in a popular residential setting within one mile of Marlow town centre with its excellent range of shopping, sporting and social facilities as well as schools for children of all ages. Marlow also has a railway station with trains to London Paddington, via Maidenhead, which links to the Elizabeth Line. The M4 and M40 motorways are accessible, via the Marlow Bypass (A404), at Maidenhead and High Wycombe respectively.

The accommodation comprises:
Part glazed front door to **ENTRANCE LOBBY**
with glazed door to:



KITCHEN/DINER with matching floor and wall units, roll edge work surfaces, gas and electric cooker point, space and plumbing for washing machine, single bowl sink, space for fridge, wall mounted central heating boiler, front aspect double glazed window, stairs to first floor.



LIVING ROOM a rear aspect room with double glazed windows and doors to garden, laminated wood flooring, storage cupboard, radiator.

FIRST FLOOR LANDING airing cupboard, radiator, access to loft space.



BEDROOM ONE rear aspect double glazed windows, radiator

BEDROOM TWO front aspect double glazed window, built in wardrobe, radiator.

BEDROOM THREE rear aspect double glazed window, radiator.



BATHROOM comprising an enclosed panel bath with shower over, vanity wash basin, low level wc, double glazed frosted window, heated towel rail.

OUTSIDE



TO THE FRONT is a small area of garden and lawned central green.



TO THE REAR is a private low maintenance area paved garden with panel fence surround. Garden shed and gated rear access. .

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EPC BAND: D

VIEWING: To avoid disappointment, please arrange to view with our **Marlow office on 01628 890707**. We shall be pleased to accompany you upon your inspection.

DIRECTIONS: from our Marlow High Street office and using the post code SL7 1LZ proceed to the obelisk turning right into Spittal Street and over the next roundabout into Chapel Street which continues into Little Marlow Road. Continue for approximately half a mile turning next right at the roundabout into Wiltshire Road, through the width restriction, and right into Gunthorpe Road and second right into Shelley Road

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 progressing a sale.

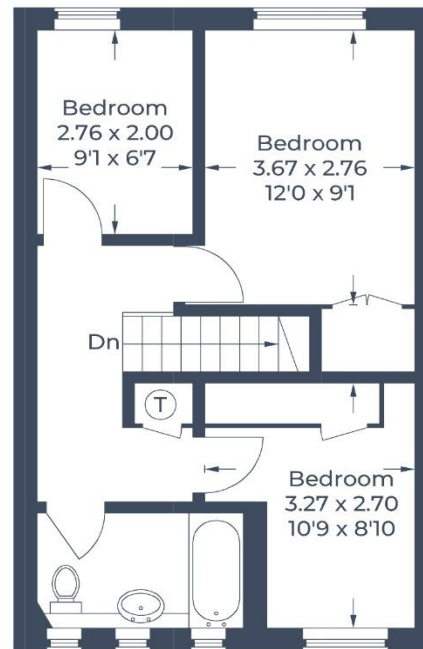
For clarification we would wish to inform prospective purchasers that we have prepared these particulars as a general guide. These particulars are not guaranteed nor do they form part of any contract. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, fixtures and fittings.

Letting and Management: We offer a comprehensive range of services for landlords. Please call **01628 816590** for further details.

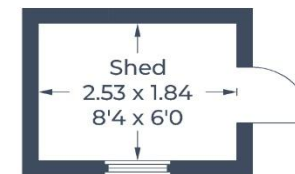
Approximate Gross Internal Area
Ground Floor = 43.8 sq m / 471 sq ft
First Floor = 39.0 sq m / 420 sq ft
Shed = 4.7 sq m / 50 sq ft
Total = 87.5 sq m / 941 sq ft



Ground Floor



First Floor



(Not Shown In Actual
Location / Orientation)

Illustration for identification purposes only,
measurements are approximate, not to scale.

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