



LOWER LEES ROAD SLOUGH, SL2 2AB

Located in a popular residential area of Slough, this well-presented three-bedroom family home offers spacious accommodation, making it ideal for first-time buyers, families, or investors.

The property features a bright living room, fitted kitchen, three good-sized bedrooms, a family bathroom, a private rear garden, and an allocated parking

£325,000



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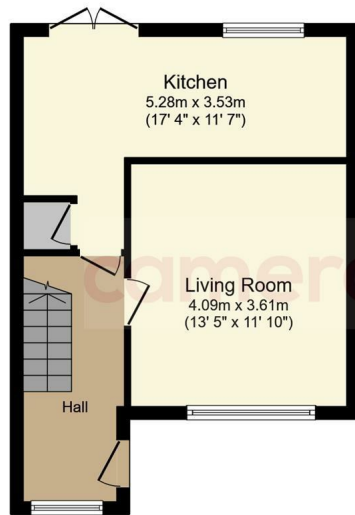


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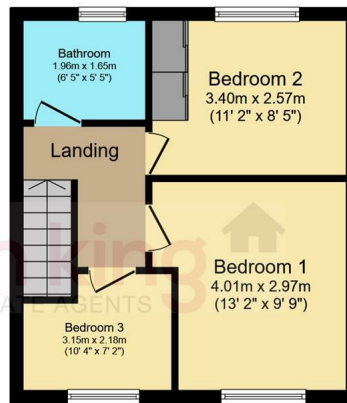


3

EPC D



Ground Floor



First Floor

Total floor area: 68.0 sq.m. (732 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

space. Conveniently situated close to local schools, amenities, excellent transport links, and the Elizabeth Line, with easy access to the M4, M25 and M40.

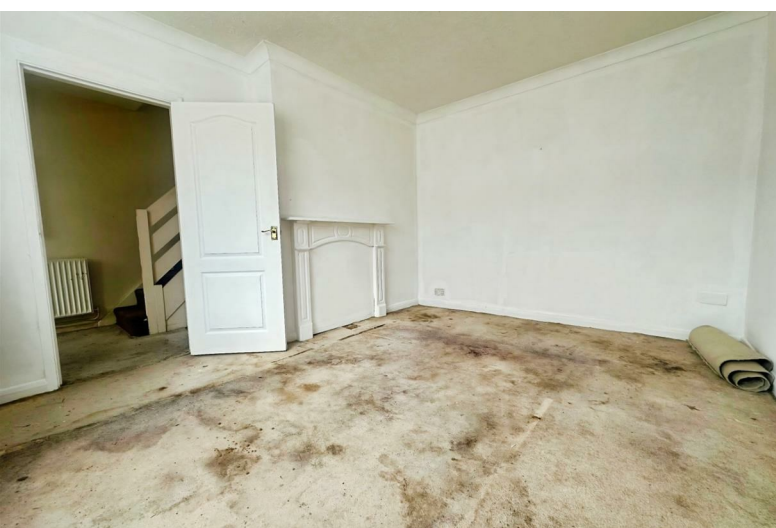
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

- Three-bedroom family home
- Gas central heating
- Popular residential location
- Close to local schools and amenities
- Convenient access to the M4, M25 and M40
- Private rear garden
- Easy access to Slough town centre and the Elizabeth Line
- Ideal for first-time buyers, families or investors



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