



**Pearl Gardens, Slough, SL1 2YT**

**Asking Price £350,000 Freehold**

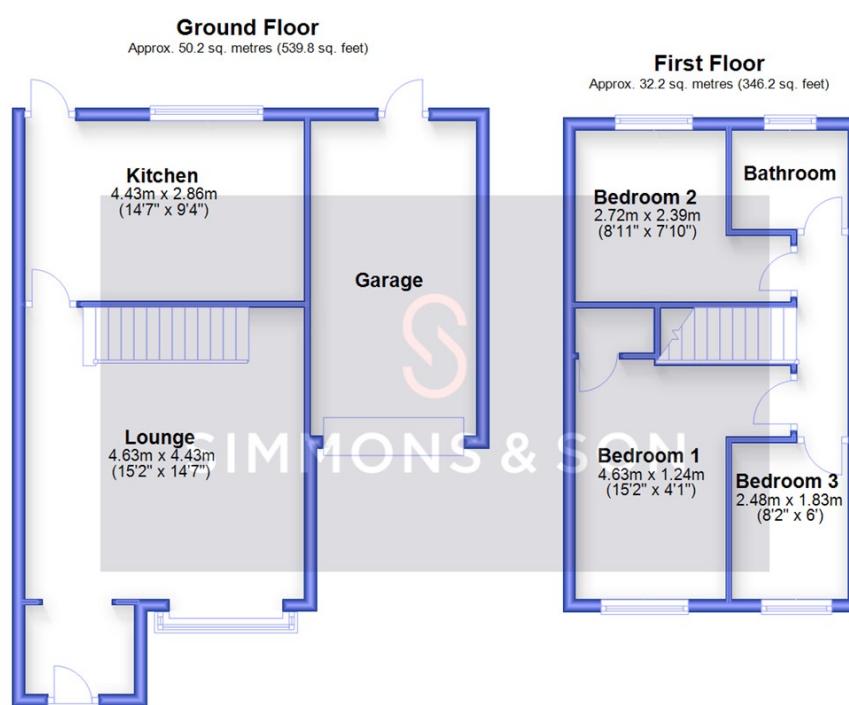
**THREE BEDROOM SEMI DETACHED HOUSE WITH GARAGE - CASH BUYERS / SPECIALIST FINANCING ONLY**

Three bedroom semi detached family home with garage conveniently situated in Pearl Gardens. The property benefits from gas central heating, driveway parking, garage, private garden and potential to extend STPP.

Please note this property will need to be purchased with cash or bridging finance due to condition.

In need of complete refurbishment.



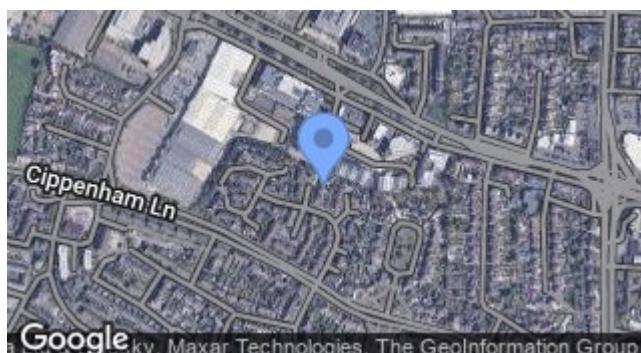


Total area: approx. 82.3 sq. metres (886.0 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.

Plan produced using PlanUp.

- Three Bedroom Semi Detached House
- Garage
- Driveway Parking
- In Need Of Refurbishment
- Private Rear Garden
- Potential to Extend STPP
- Conveniently Close to Local Schools & Shops
- Close to M4 Motorway
- Council Tax Band : D
- EPC : TBC



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		