



SIMMONS & SON



Wiltshire Avenue, Slough, SL2 1BA

Guide Price £169,500 Leasehold

Welcome to this one-bedroom ground floor maisonette located on Wiltshire Avenue in Slough. This delightful property is perfect for first-time buyers or those seeking a sound investment opportunity.

As you enter, you will find a well-proportioned reception room that offers a warm and inviting space for relaxation or entertaining guests. The bedroom is comfortably sized, providing a peaceful retreat at the end of the day. The maisonette also features a well-appointed bathroom, ensuring convenience and comfort for everyday living.

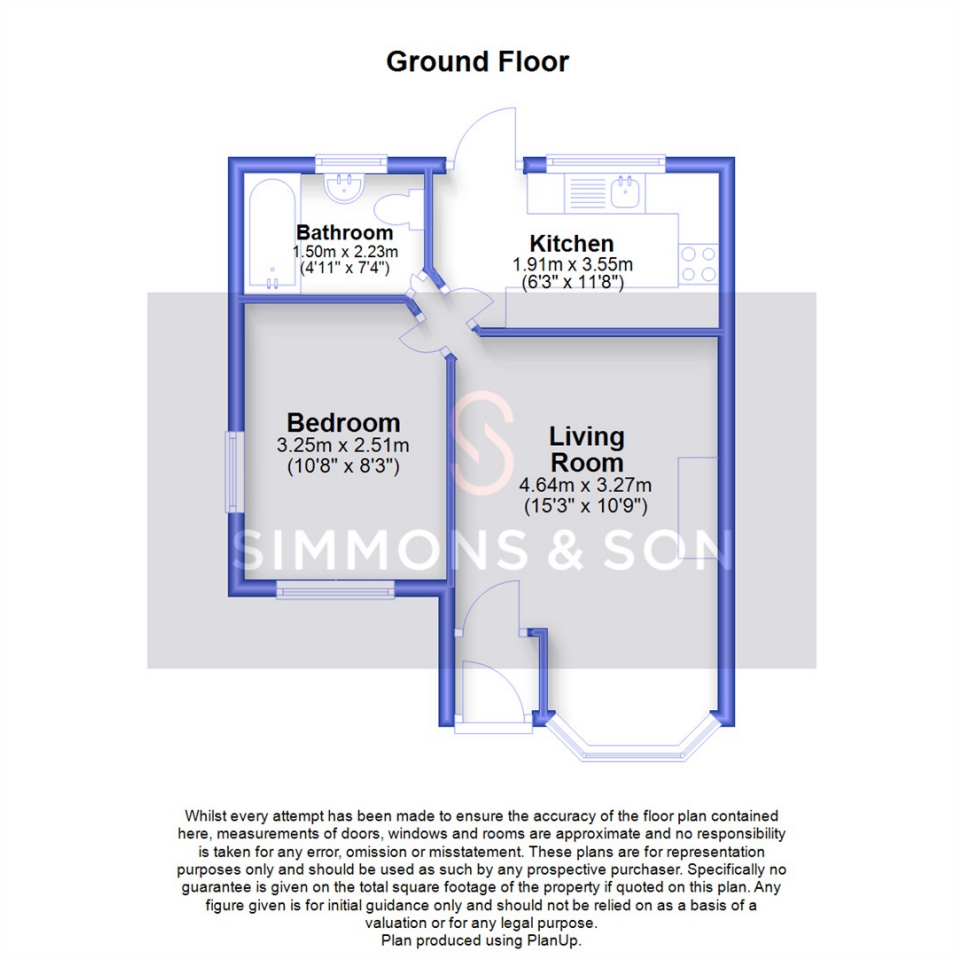
One of the standout features of this property is the garden, which offers a private outdoor space for you to enjoy. Whether you wish to cultivate your green thumb or simply relax in the fresh air, this garden is a wonderful addition to your home. Additionally, the property benefits from driveway parking, making it easy for you and your guests to come and go with ease.

Situated with no onward chain, this maisonette presents a hassle-free opportunity for prospective buyers. Its location in Slough provides easy access to local amenities, transport links, and recreational facilities, making it an ideal choice for those looking to settle in a vibrant community.

In summary, this lower maisonette on Wiltshire Avenue is a fantastic opportunity for anyone looking to enter the property market or expand their investment portfolio. With its appealing features and convenient location, it is not to be missed.



Wiltshire Avenue, Slough, Berkshire, SL2 1BA



- One Bedroom Ground Floor Maisonette
 - GCH & DG
- Private Garden
 - Lease Remaining: 924 Years
- Off Road Parking
 - Grount Rent: £150 PA & Service Charge: £0
- Local Schools Within Walking Distance
 - EPC:D
- No Onward Chain
 - Council Tax Band:B



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		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

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