



# SIMMONS & SON



## Ridge Bank, Slough, SL1 5BL

### Offers In Excess Of £425,000 Freehold

Located in area of Ridge Bank, Slough, this three-bedroom end terrace house presents an excellent opportunity for both first-time buyers and families alike. With no onward chain, you can enjoy a smooth transition into your new home without the usual delays.

The property boasts a well-thought-out layout, providing ample space for comfortable living. The three bedrooms are generously sized, making them perfect for relaxation or as versatile spaces for work and play. The end terrace position offers added privacy and a sense of openness, enhancing the overall appeal of the home.

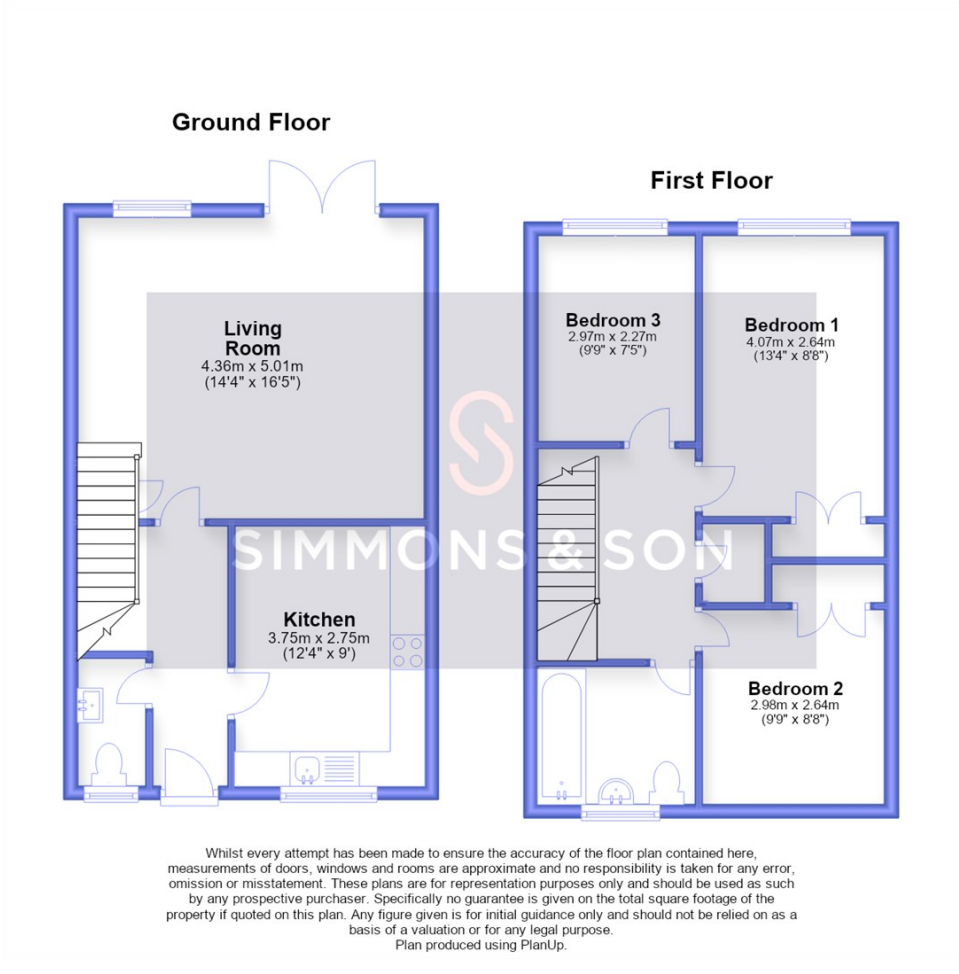
Convenience is key, as this residence is within walking distance to Burnham Railway Station, making it an ideal choice for commuters seeking easy access to London and beyond. The local area is well-served by amenities, ensuring that daily needs are easily met.

Additionally, the property comes with allocated parking and a garage, providing secure storage and peace of mind for your vehicles.

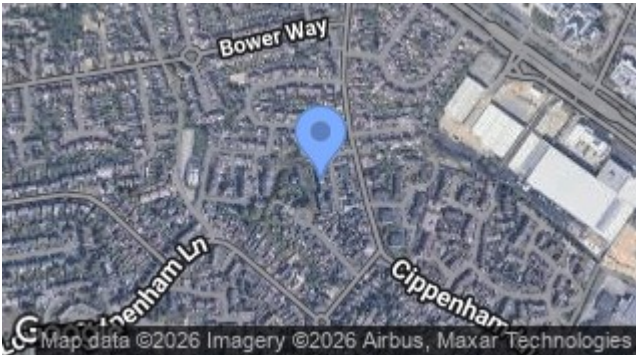
In summary, this three-bedroom end terrace house in Ridge Bank is a fantastic opportunity for those looking for a comfortable and convenient home. With its prime location, ample living space, and practical features, it is sure to attract interest. Do not miss the chance to make this property your own.



Ridge Bank, Slough, SL1 5BL



- Three Bedroom End • Spacious Reception Room • Allocated Parking • Garage • No Onward Chain
- Cippenham Location • Close To Local Schools & Amenities • Walking Distance To Burnham Railway Station • Council Tax Band- C • EPC- E



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

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.