



# SIMMONS & SON



**Jellicoe Close, Slough, SL1 9HN**

**Offers In Excess Of £360,000 Freehold**

Located in the desirable area of Cippenham, Slough, this charming two-bedroom mid-terrace house on Jellicoe Close presents an excellent opportunity for both first-time buyers and those seeking a comfortable family home. The property is in good condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

The well-proportioned living spaces are designed to maximise comfort and functionality, making it an ideal setting for relaxation and entertaining. The two bedrooms offer ample space for rest and personalisation, catering to a variety of needs.

One of the standout features of this property is the garage, providing valuable additional storage or parking space, along with allocated parking for your convenience. This is a rare find in the area and adds to the overall appeal of the home.

Cippenham is known for its friendly community and convenient amenities, including local shops, schools, and parks, all within easy reach. The excellent transport links make commuting to nearby towns and cities straightforward, enhancing the attractiveness of this location.

In summary, this two-bedroom mid-terrace house on Jellicoe Close is a delightful property that combines comfort, practicality, and a prime location. It is perfect for those looking to settle in a vibrant community while enjoying the benefits of modern living. Do not miss the chance to make this lovely house your new home.



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- Two Bedroom Mid Terrace Cippenham
  - Easy Access to M4/M25 Motorway Network
- Two Double Bedrooms
  - Spacious Lounge
- Allocated Parking
  - Ideal First Time Purchase
- Garage
  - EPC: C
- Excellent Location Close To Schools & Amenities
  - Council Tax Band: C



| 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 <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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| 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.