



# SIMMONS & SON



## Newchurch Road, Slough, SL2 1UE

### Offers In Excess Of £375,000 Freehold

Located on Newchurch Road in Slough, this three-bedroom mid-terrace house presents an excellent opportunity for first-time buyers seeking to make their mark in the property market. With no onward chain, this home offers a seamless transition for those looking to settle in quickly.

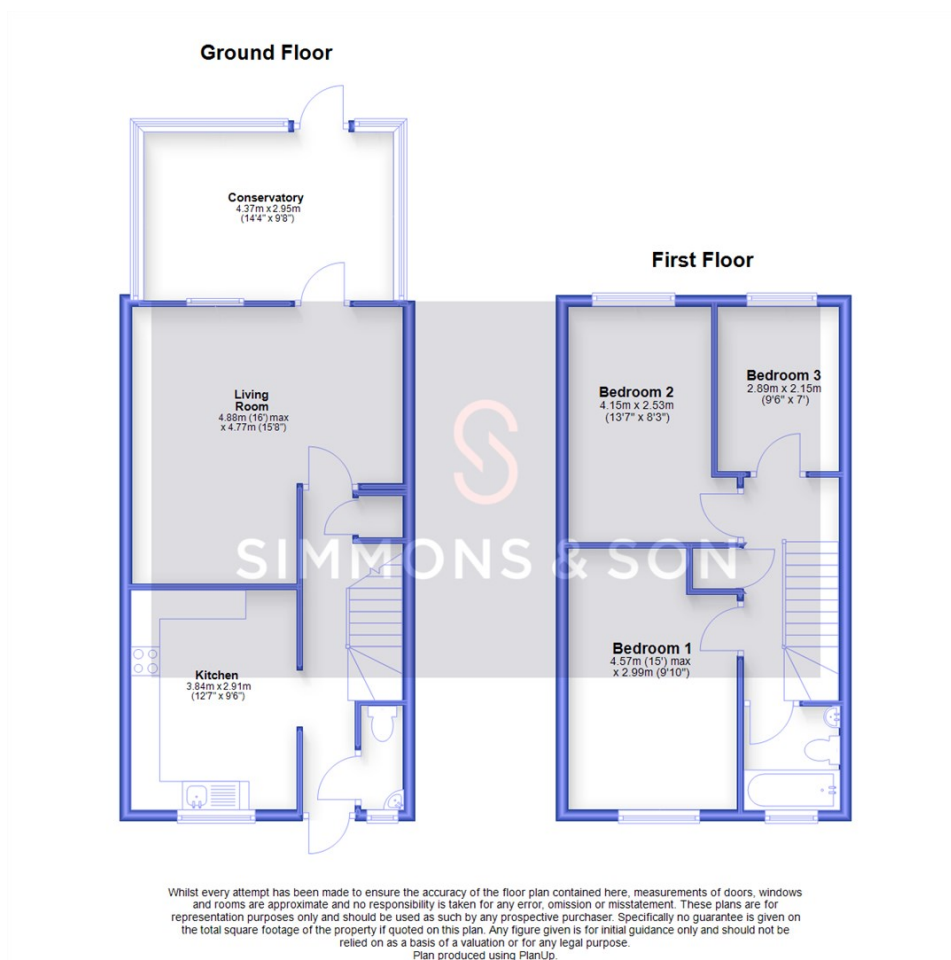
The property features a welcoming reception room, perfect for relaxing or entertaining guests. The three well-proportioned bedrooms provide ample space for a growing family or for those who desire extra room for guests or a home office. The bathroom, while functional, offers the potential for modernisation, allowing you to create a space that reflects your personal style and preferences.

This house is ideally situated in a vibrant community, with local amenities and transport links within easy reach, making it a convenient choice for daily living. The property requires some modernisation, presenting a blank canvas for you to transform it into your dream home.

Whether you are looking to invest in your first property or seeking a project to personalise, this mid-terrace house on Newchurch Road is a promising option. Embrace the opportunity to create a space that truly feels like home.



# Newchurch Road, Slough, Berkshire, SL2 1UE



- Three Bedroom Mid-Terrace Family Home
- Private Garden With Rear Access
- No Onward Purchase
- Resident Parking
- DG & GCH
- Conservatory
- Close to Local Schools & Amenities
- EPC- C
- Downstairs Cloakroom
- 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                             |  | 74                      | 80        |
|   |  | 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.