

**Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £370,000.** This family home is situated within easy walking distance of Slough Train Station (Elizabeth Line) and several OUTSTANDING local schools such as St Bernard's catholic Grammar School, Upton Court Grammar School & Iqra Slough Islamic School.

The house itself is completely FREEHOLD and offered to the market with NO ONWARD CHAIN. The accommodation is spread across three floors ensuring that space is never compromised on. All THREE bedrooms are large double bedrooms with the master having the entire top floor just for this bedroom separate dressing room and the en suite bathroom. Bedroom's two & three are located on the first floor along with the family bathroom. Finally the entrance / ground floor allows access to the downstairs WC, separate kitchen and family lounge area. At the rear of the family lounge you will find the patio doors allowing access into the private enclosed rear garden.

Allocated parking to the front completes this home and ensures that everything your family could need is catered for.





Property Information



IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE



FREEHOLD



THREE BEDROOMS



DOWNSTAIRS WC



SOUGHT AFTER LOCATION



ALLOCATED PARKING



NO ONWARD CHAIN



SOLD VIA SECURE SALE



TWO BATHROOMS



DRESSING ROOM OFF MASTER BEDROOM



x3

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Auctioneers Comments

Auctioneers Additional Comments  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.  
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.  
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

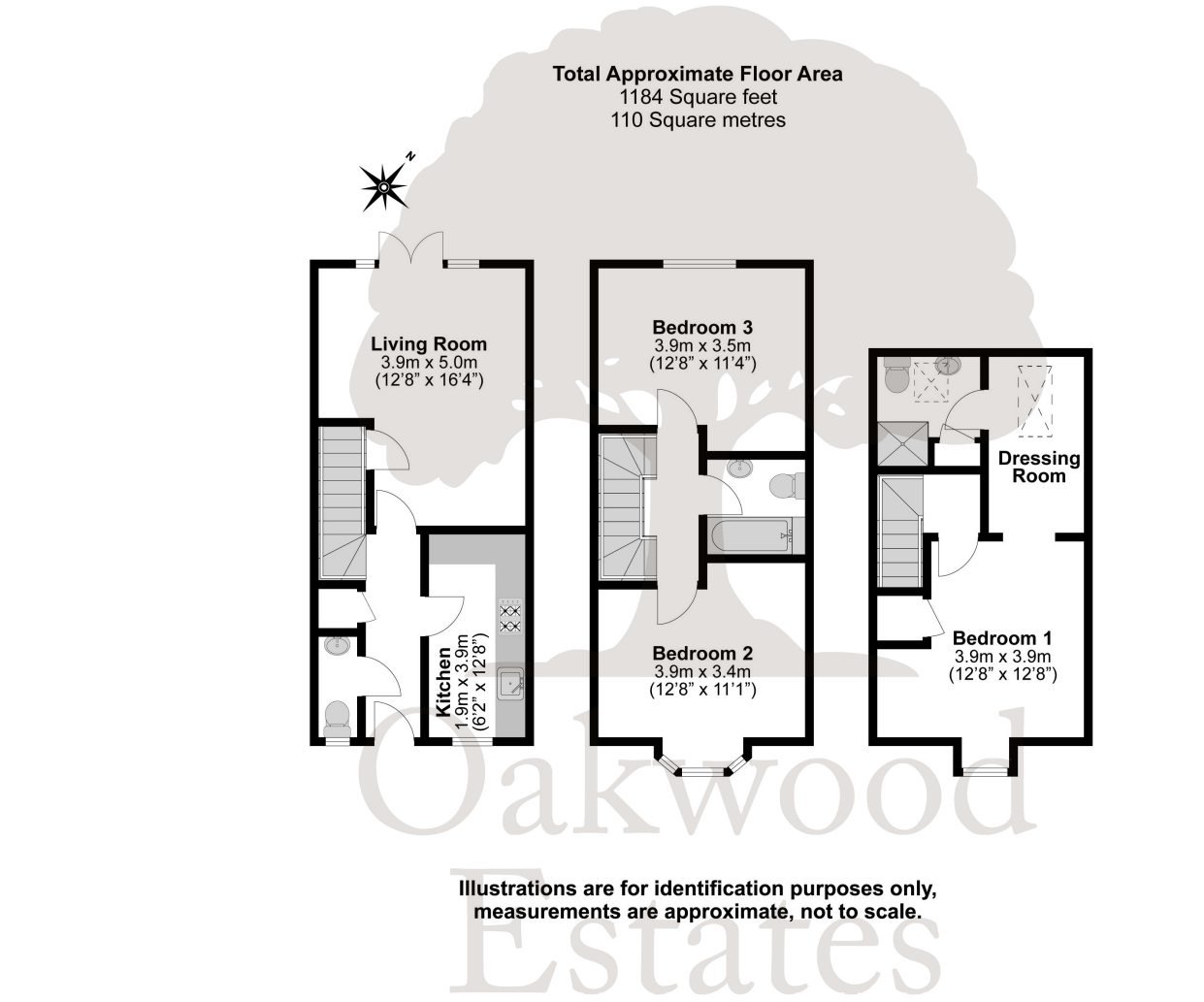
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax

Band D

Floor Plan



Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

