



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £340,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Pemberton Road is a popular location with Families of all ages due to the close proximity to schools such as Lynch Hill Academy and Burnham Grammar School, both of which are under 0.5 miles from your front door. For all commuters looking for a home with good transport links then this home is also perfect with Burnham train station (Elizabeth Line) located 0.5 miles away.











This FREEHOLD property comprises of TWO reception rooms in the form of a lounge and separate dining room downstairs. The dining room is located in the rear extension. The separate kitchen is also located on the ground floor. The first floor is the home to all THREE bedrooms and family bathroom.

Externally the home has a private rear garden which is ideal for the entire family to enjoy. The the front there is a private driveway, allowing parking for TWO cars. Further parking bays are available for any visitor parking.

SOLD WITH NO ONWARD CHAIN



## Property Information

-  SOLD VIA SECURE SALE
-  DRIVEWAY PARKING
-  TWO RECEPTION ROOMS
-  PRIVATE AND ENCLOSED REAR GARDEN
-  0.5 MILES TO BURNHAM GRAMMAR SCHOOL
-  IMMEDIATE ' EXCHANGE OF CONTRACTS' AVAILABLE
-  EXTENDED TO THE REAR
-  THREE BEDROOMS
-  0.5 MILES TO BURNHAM STATION (ELIZABETH LINE)
-  FREEHOLD

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>x2</b>	<b>Y</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

### Transport Links

Nearest stations:

Burnham (0.5 miles)  
 Taplow (1.7 miles)  
 Slough (2.5 miles)

The M4 (jct 7) is approximately 2 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct train into London Waterloo is also available via Windsor & Eton Riverside station.

### Location

Burnham offers a good range of shops for day-to-day needs while further shopping facilities can be found in nearby Slough, Maidenhead, Windsor and Beaconsfield. An abundance of sporting facilities in the area including Cliveden Reach which is regarded as one of the most beautiful stretches of the River Thames for boating and fishing. In addition to Nashdom's own parkland there are many attractive walks in the grounds of Cliveden and at Burnham Beeches.

### 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

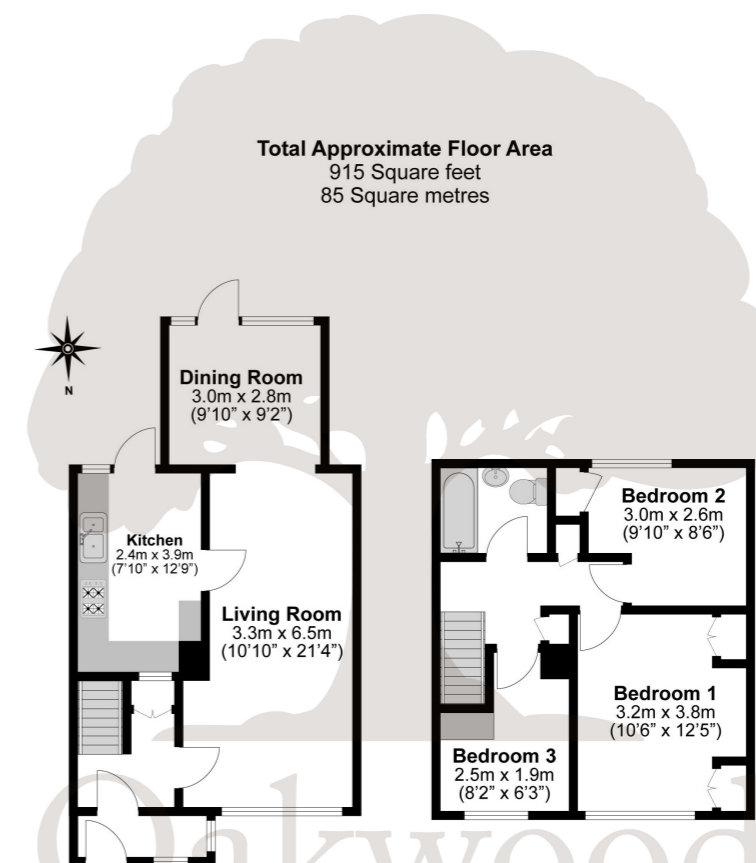
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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 C

## Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

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.

