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**PRICE: £425,000 FREEHOLD**

**12 PEARCE ROAD, MAIDENHEAD, BERKSHIRE SL6 7LF**

Offered to the market with **NO ONWARD CHAIN**. Located to the north of Maidenhead town centre, close to Furze Platt railway station (branch line to Maidenhead) and within catchment for Furze Platt Schools. A three bedroom semi-detached house now in need of modernisation throughout and offering great scope for extension subject to the necessary planning/building consents being obtained. The property features a generous living room, good size bedrooms, a delightful west facing rear garden and a garage.

**\*ENTRANCE PORCH \*ENTRANCE HALL \*LIVING/DINING ROOM \*KITCHEN  
\*THREE BEDROOMS \*BATHROOM \*DELIGHTFUL WEST FACING REAR GARDEN \*GARAGE  
\*NO ONWARD CHAIN \*IN NEED OF MODERNISATION THROUGHOUT  
\*SCOPE FOR EXTENSION/REFURBISHMENT (STPP) \*EPC RATING E**



**DIRECTIONS for SAT NAV: SL6 7LF**

**Council Tax Band D – currently £1523 per annum**

**ACCOMMODATION**





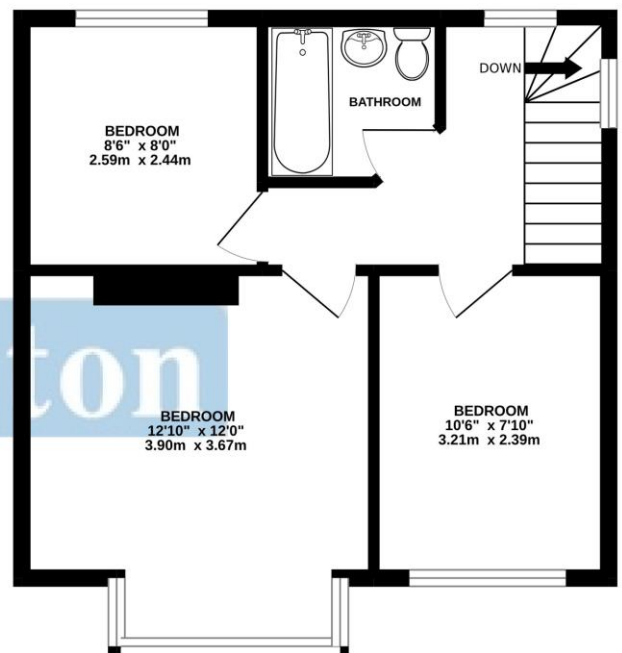
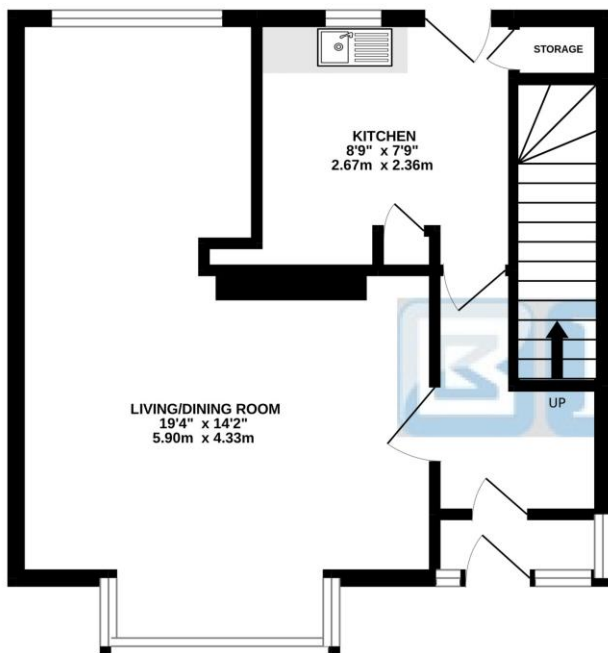
For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets, furnishings and appliances. Whilst these particulars are believed to be correct their accuracy is not guaranteed and are given without responsibility. They do not form part of any contract.

TA3865



GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.

1ST FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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