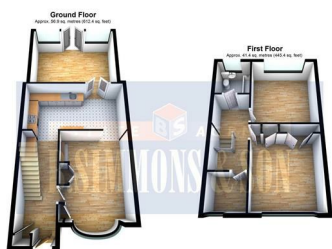




## Rokesby Road, Slough, SL2 2EA

**£375,000 Freehold**

Three bedroom terraced house, conveniently located within walking distance of local shops and amenities. The property has been beautifully modernised by the current owners and benefits from uPVC double glazing, upstairs bathroom and well presented modern kitchen, good size living room, lounge and dining room overlooking the garden. Viewing highly recommended.

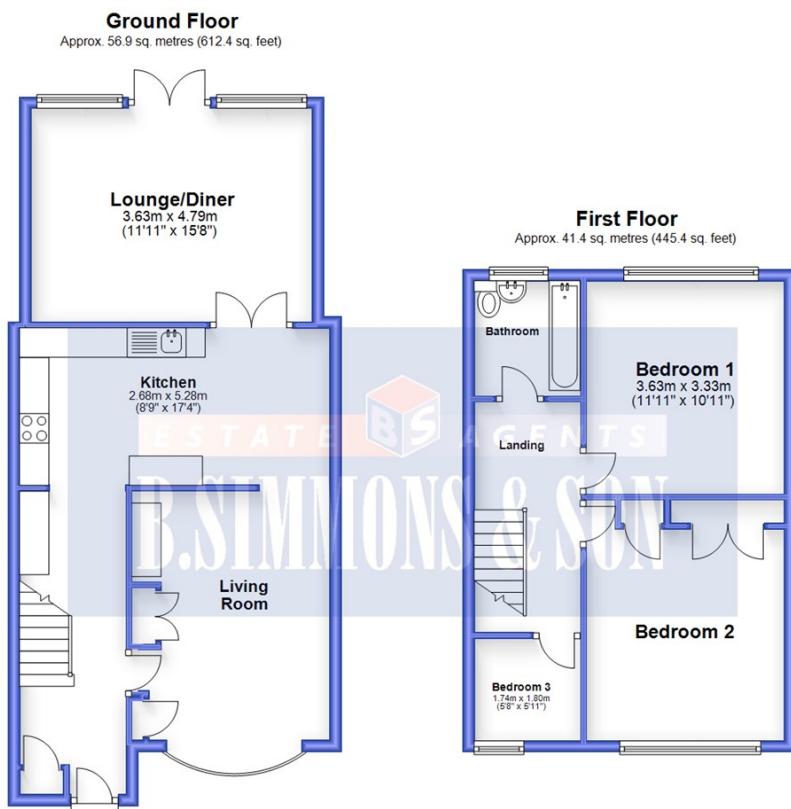
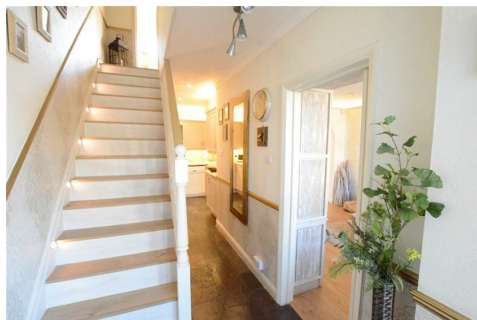


Total area: approx. 98.3 sq metres (1057.8 sq. feet)

These floor plans are for information only and do not constitute an offer of any property. The floor plans are intended to provide a general impression of the layout and are not to scale. The actual layout and dimensions may vary from those shown. The floor plans are subject to change without notice. The floor plans are not to be used for any other purpose. The floor plans are not to be used for any other purpose. The floor plans are not to be used for any other purpose.



# Rokesby Road, Slough, Berkshire, SL2 2EA



Total area: approx. 98.3 sq. metres (1057.8 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using PlanUp.

- Beautiful Terraced House
- Modernized
- Lovely Presented Garden
- Off Street Parking for 2 Cars
- Freehold
- EPC: C
- Modern Bathroom
- No Onward Chain
- Furniture available on negotiations



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(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.