

2 Bed Terraced In Pemberton Road , Slough, SL2 2JD

£420,000





SHORT DESCRIPTION

Property Ref: 15596 Presented to the market is this spacious and beautifully maintained two-bedroom terraced home, offering a perfect blend of comfort and convenience. The property features a modern kitchen, dining room, a bright and welcoming living room, two spacious bedrooms, family bathroom and an outbuilding in the generously sized rear garden, ideal for storage or potential use as a home office. Located in a sought-after area, the home benefits from excellent local amenities, with shops, restaurants, and everyday conveniences close by. For commuters, Burnham Station (cross rail station) and superb transport links to the M4, M40, M25 motorway provide easy access to London, Heathrow, and surrounding areas. The accommodation is thoughtfully laid out and comprises: • Welcoming entrance hall • Bright and spacious lounge • Separate dining area • Fully integrated modern kitchen • Two generously sized bedrooms • Family bathroom • Driveway parking • Beautifully presented front and rear gardens • Ample storage Additional benefits include: • Fully double-glazed windows • Gas central heating • Energy-efficient home • Council Tax Band C This home combines comfort, convenience, and excellent educational catchment areas, making it an ideal choice for families and professionals alike. Early viewing is highly recommended to avoid disappointment. All information provided in this advertisement is for guidance purposes only. We make no warranty as to the accuracy or completeness of the details contained herein or any linked information. 1. Money Laundering Regulations: Intending purchasers will be required to provide identification documentation at a later stage, and we kindly ask for your co-operation to avoid any delay in agreeing the sale. 2. General: While we endeavour to make our sales particulars fair, accurate, and reliable, they should be treated as a general guide only. If there is any point which is of particular importance to you, please contact us and we will be happy to verify the details, especially if you are travelling some distance to view the property. 3. Measurements: Any measurements provided are approximate and intended only as a guide. Prospective buyers must verify dimensions carefully before committing to the purchase or relying on them for any item. 4. Services: We have not tested the services, equipment, or appliances at this property. Buyers are strongly advised to commission their own survey or service reports before finalising any offer. 5. Particulars: These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to within these particulars should be independently verified by prospective buyers or tenants. We have no authority to make or give any representation or warranty in relation to this property. 6. Legal Title: As agents, we have not sought to verify the legal title of the property. Buyers must obtain confirmation of title from their solicitor. Property Type: Terraced Full selling price: £420000.00 Pricing Options: Guide Price Tenure: Freehold Council tax band: C EPC rating: C Measurement: 796.529 sq.ft. Outside Space: Rear Garden Parking: Driveway Heating Type: Double Glazing Chain Sale or Chain Free: NA Possession of the property: Self-occupied -----

2

Bed Room(s)

1

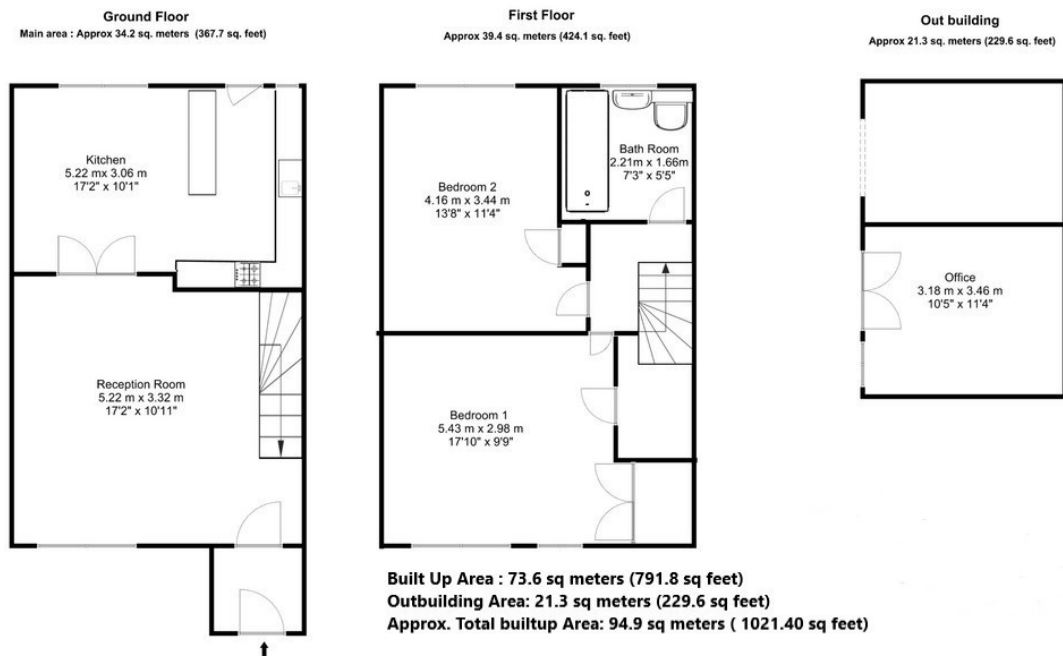
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Whilst every attempts has been made to ensure the accuracy of the floor plan contained here, measurements of door, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purpose 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.

EPC GRAPH

Illustrations are for identification purposes only and are not to scale.
 All measurements are a maximum and include wardrobes and bay windows where applicable.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Impact on the environment

This property's environmental impact rating is D. It has the potential to be B.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	2.6 tonnes of CO ₂
This property's potential production	0.8 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Disclaimer: The information displayed about this property comprises a property advertisement. 99home.co.uk (/) will not make no warranty for the accuracy or completeness of the advertisement or any linked or associated information, and 99home has no control over the content. This property advertisement does not constitute property particulars, the property may offer to tenants in same condition as they have seen on time of the viewing. The information is provided and maintained by 99home.co.uk (/)

