

Offers in region of £ 430,000 Freehold Woodlands Road, Southall, Middlesex, UB1 1EJ



Mid Terrace in need of modernisation as reflected in asking price, located near amenities, ELIZABETH LINE & motoring distance of HEATHROW, M4 & A40.

Features: 3 BEDROOMS, 2 RECEPTIONS, DATED KITCHEN in need of replacing, 2 BATHROOMS & REAR GARDEN with rear store room (needs replacing).

OPEN DAY 10th FEB 2024 BTW 12-1pm

**IN NEED OF MODERNISATION
&
NEAR AMENITIES**

Woodlands Road, Southall, Middlesex, UB1 1EJ

GROUND FLOOR

HALLWAY

Two Radiators. Storage Under Stairs

REAR RECEPTION

13' 3" (into bay) x 11' 3" (4.04m x 3.43m) Laminated Flooring.

THROUGH LOUNGE

21' 6" x 8' 4" (6.55m x 2.54m) Radiator. Now partitioned into 2 rooms.

KITCHEN

9' 6" x 11' 1" (2.9m x 3.38m) Partially tiled Walls. Tiled flooring. Sink Unit with Mixer Taps. Base & Wall Units. cooker hood. Boiler "Worcester". Patio doors to passage. In need of replacing as dated & damaged.

SHOWER / WC

Tiled flooring. Low Level WC. Hand Basin. Shower area with tray. Extractor fan. Radiator.

FIRST FLOOR

LANDING

Access to the Loft.

FRONT BEDROOM 1

13' 3" (into bay) x 15' 0" (4.04m x 4.57m) Radiator. Laminate Flooring. Fitted wardrobes.

MIDDLE BEDROOM 2

12' 1" x 9' 8" (3.68m x 2.95m) Radiator. Laminate Flooring.

REAR BEDROOM 3

8' 1" x 10' 2" (2.46m x 3.1m) Radiator. Laminate Flooring.

BATHROOM / WC

Vinyl Flooring. Fully tiled walls. Hand basin. Low Level WC. Radiator. Panelled Bath with Mixer Taps & Shower attachment & extractor fan.

OUTSIDE

FRONT GARDEN

Small.

REAR GARDEN

Approx 20' (6.1m) Hose tap. Block paved patio area.

SHED

8' 7" x 15' 6" (2.62m x 4.72m) Concrete Flooring. Needs demolishing & replacing.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Please note that it is not our policy to test services or domestic appliances, so we cannot verify that they are all in working order. The purchaser might check for themselves or obtain verification from their solicitor or their surveyor.