

FOR SALE

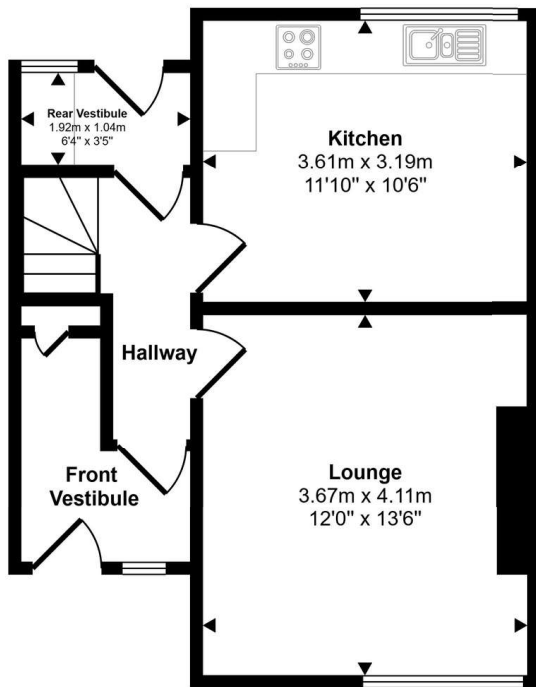
OFFERS OVER

£64,000

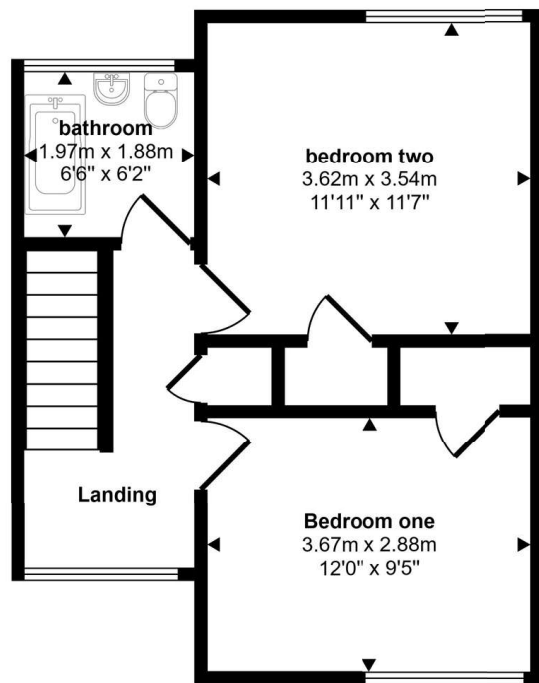
2 HILLHEAD ROAD, KW1 4JE

This two-bedroom house offers fantastic potential and is ideal for both investors and first-time buyers. Benefiting from gas central heating and double glazing, the property comprises two bedrooms with fitted wardrobes, a kitchen equipped with wall and base units, oven, hob and cooker hood, and a rear vestibule that could easily be utilised as a separate utility room. Although in need of some renovation, it provides an excellent opportunity to add value. Externally, the home boasts fully enclosed front and rear gardens along with a block-built garden shed. Conveniently positioned close to Noss Primary School and within walking distance of a play park and local amenities, this property is a great choice for families, first-time buyers or commuters alike.

Approx Gross Internal Area
77 sq m / 832 sq ft



Ground Floor
Approx 39 sq m / 416 sq ft



First Floor
Approx 39 sq m / 417 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

SERVICES

MAINS WATER AND DRAINAGE. ELECTRICITY & GAS

EXTRAS

ALL CARPETS, FITTED FLOOR COVERINGS, CURTAINS AND BLINDS.

GLAZING

DOUBLE GLAZING THROUGHOUT.

HEATING

GAS CENTRAL HEATING.

ENTRY

BY MUTUAL AGREEMENT.

POSTCODE:

KW1 4JE

EPC:

D67

COUNCIL TAX BAND:

A

LOCATION:

[HTTPS://W3W.CO/SURGICAL.AUNTS.PILED](https://w3w.co/surgical.aunts.piled)

VIEWING

STRICTLY BY APPOINTMENT VIA KR PROPERTIES- TELEPHONE
01955 950580

HOME REPORT

THE HOME REPORT VALUATION ON THIS PROPERTY IS 70,000.00.
DETAILS OF THE HOME REPORT CAN BE ACCESSED AT:-
[HTTP://WWW.PACKDETAILS.COM/NOTIFY.HTM?SR=HP1333964](http://www.packdetails.com/notify.htm?sr=HP1333964)
A FULL HOME REPORT IS AVAILABLE VIA KR PROPERTIES WEBSITE.

DISCLAIMER

THIS PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION AND NO WARRANTY WILL BE GIVEN TO ANY PURCHASER WITH REGARD TO THE EXISTENCE OR CONDITION OF THE SERVICES OR ANY HEATING OR OTHER SYSTEM WITHIN THE PROPERTY. ANY INTENDING PURCHASERS WILL REQUIRE TO ACCEPT THE POSITION AS IT EXISTS SINCE NO TESTING OF ANY SERVICES OR SYSTEMS CAN BE ALLOWED. NO MOVEABLE ITEMS WILL BE INCLUDED IN THE SALE."

AGENTS NOTE: WHILST EVERY CARE HAS BEEN TAKEN TO PREPARE THESE PARTICULARS, THEY ARE FOR GUIDANCE PURPOSES ONLY. ALL MEASUREMENTS ARE APPROXIMATE AND ARE FOR GENERAL GUIDANCE PURPOSES ONLY AND WHILST EVERY CARE HAS BEEN TAKEN TO ENSURE THEIR ACCURACY, THEY SHOULD NOT BE RELIED UPON AND POTENTIAL BUYERS/TENANTS ARE ADVISED TO RECHECK THE MEASUREMENTS