

Newcourt

Uxbridge • Middlesex • UB8 2LN
Guide Price: £295,000



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Nestled in the charming area of Newcourt, Uxbridge, this delightful one bedroom end of terrace house presents an excellent opportunity for those seeking a comfortable and convenient living space.

The property offers lots of access to off street parking, as well as being in close proximity to various transport links including Uxbridge station and various bus routes.

For those who appreciate the outdoors, the proximity to the canal offers a lovely setting for leisurely walks or cycling, allowing you to enjoy the natural beauty of the surroundings.

One bedroom house

End of terrace

Off street parking

Large bedroom

Private back garden

Closeby to highly regarded schools

Various transport links

Close proximity to the canal

Sought after location

Easy access to Heathrow Airport

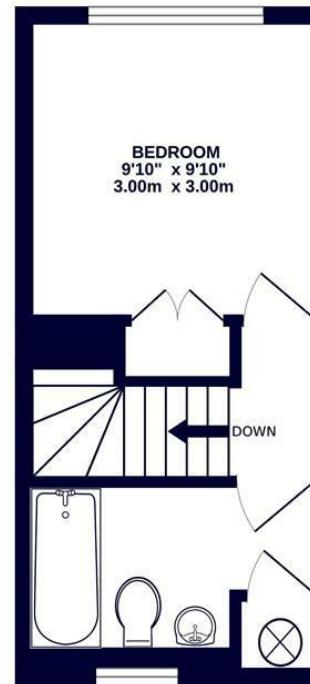
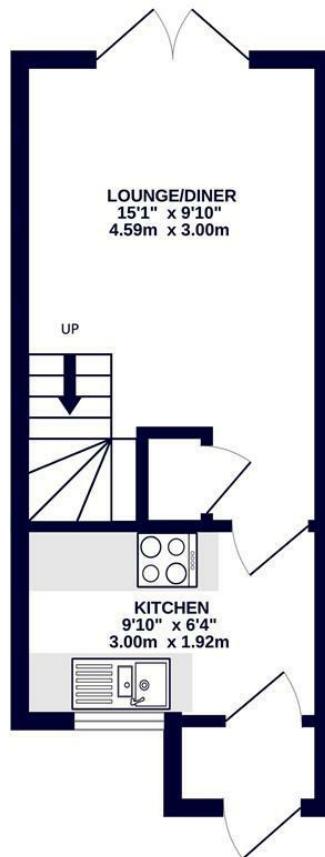
These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





GROUND FLOOR
223 sq.ft. (20.7 sq.m.) approx.

1ST FLOOR
200 sq.ft. (18.6 sq.m.) approx.



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TOTAL FLOOR AREA: 423 sq ft. (39.3 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix 52025



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1 Vine Street, Uxbridge,
Middlesex, UB8 1QE
us@coopersresidential.co.uk

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
92 (A)	92
91-90 (B)	
89-88 (C)	
87-86 (D)	58
85-84 (E)	
83-82 (F)	
81-80 (G)	
All energy efficient - higher running costs	

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.