



Hibernia Road, Hounslow, TW3 3RU

Offers Over £450,000

A modern two bedroom mid-terrace house situated within walking distance to Hounslow Town Centre, bus routes, Hounslow Central and Hounslow Mainline Station. The accommodation comprises a downstairs cloakroom, kitchen, lounge/diner, on the first floor two bedrooms and family bathroom. Outside front and rear gardens and parking at the rear of the property. The property is offered for sale with no forward chain!

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Entrance Hallway

Radiator, stairs to first floor, doors to rooms.

Cloakroom

Low level w.c pedestal wash hand basin, tiled flooring.

Kitchen



Single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for washing machine and dishwasher, part tiled walls, cupboard housing boiler, front aspect double glazed window.

Lounge/Diner

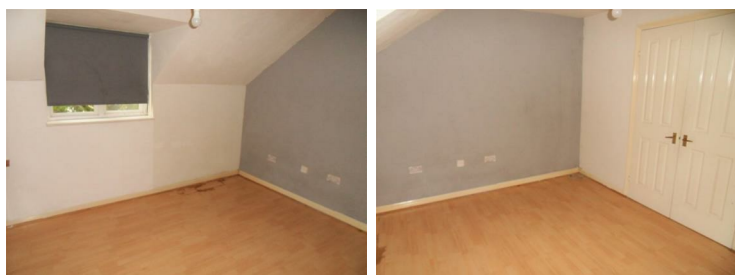


Rear aspect double glazed window and door to garden, laminate flooring, radiator, understairs storage cupboard.

Landing

Access to loft, doors to rooms.

Bedroom One



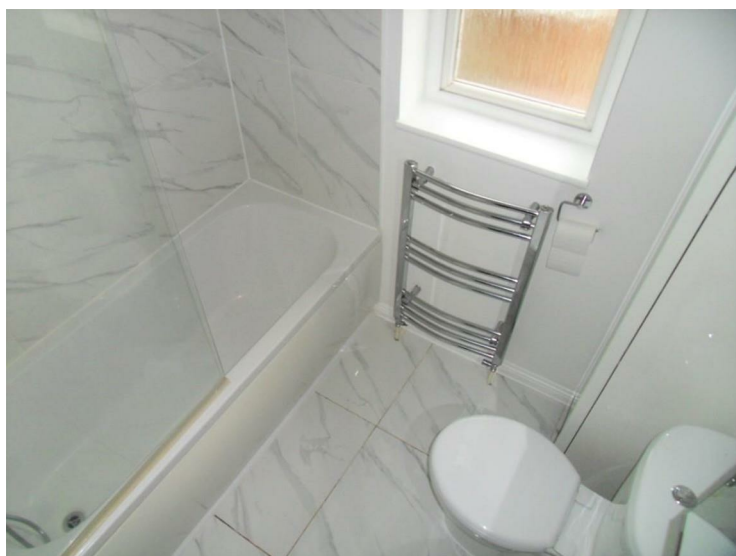
Front aspect double glazed window, built-in wardrobes, radiator.

Bedroom Two



Rear aspect double glazed window, built-in cupboard.

Bathroom



White suite comprising panel enclosed bath, low level w/c, pedestal wash hand basin, tiled walls and flooring.

Outside

Rear Garden

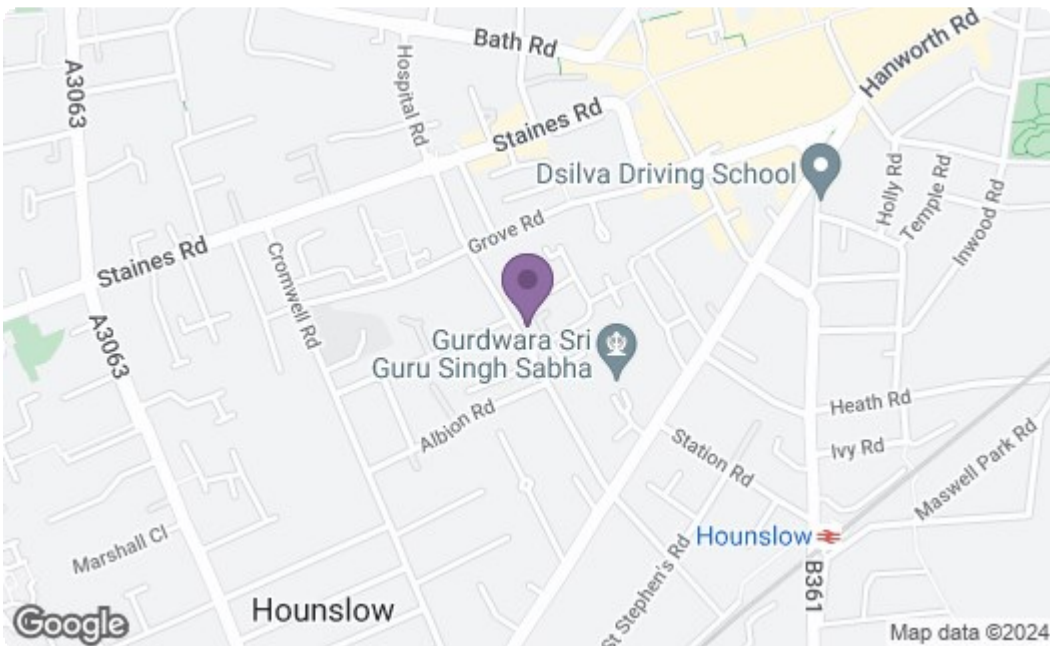




Rear access, shrub borders.

Parking

Located at the rear of the property.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		71	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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