



## **Blackberry Farm Close, Hounslow, TW5 9EH**

**£305,000**

A two bedroom first floor purpose built maisonette situated in this popular residential cul-de-sac location with access to local shops, schools and bus routes. The accommodation comprises lounge, kitchen, bathroom and two double bedrooms, outside rear garden and garage. The property also benefits from double glazed windows, central heating. Offered for sale with no onward chain and is in need of modernisation.

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**Front Door**

Stairs to first floor

**Landing**

Access to loft space and doors to rooms.

**Lounge**

Front aspect double glazed window, radiator, tiled fireplace (not used).

**Kitchen**

Double drainer stainless steel sink unit with cupboard below, further wall and floor mounted units, space for cooker. washing machine and fridge/freezer, part tiled walls, wall mounted boiler, front aspect double glazed window.

**Bedroom One**

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

**Bedroom Two**

Rear aspect double glazed window, radiator, built-in cupboard.

## Bathroom



Panel enclosed bath, pedestal wash hand basin, low level w/c, part tiled walls, double glazed window.

## Outside

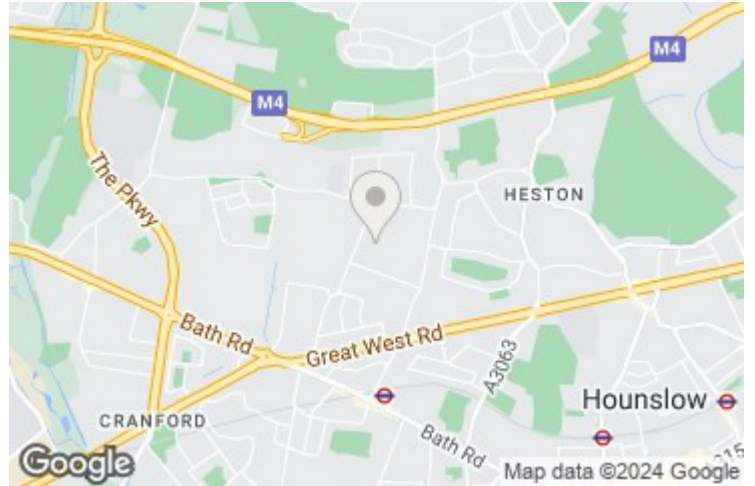
### Rear Garden



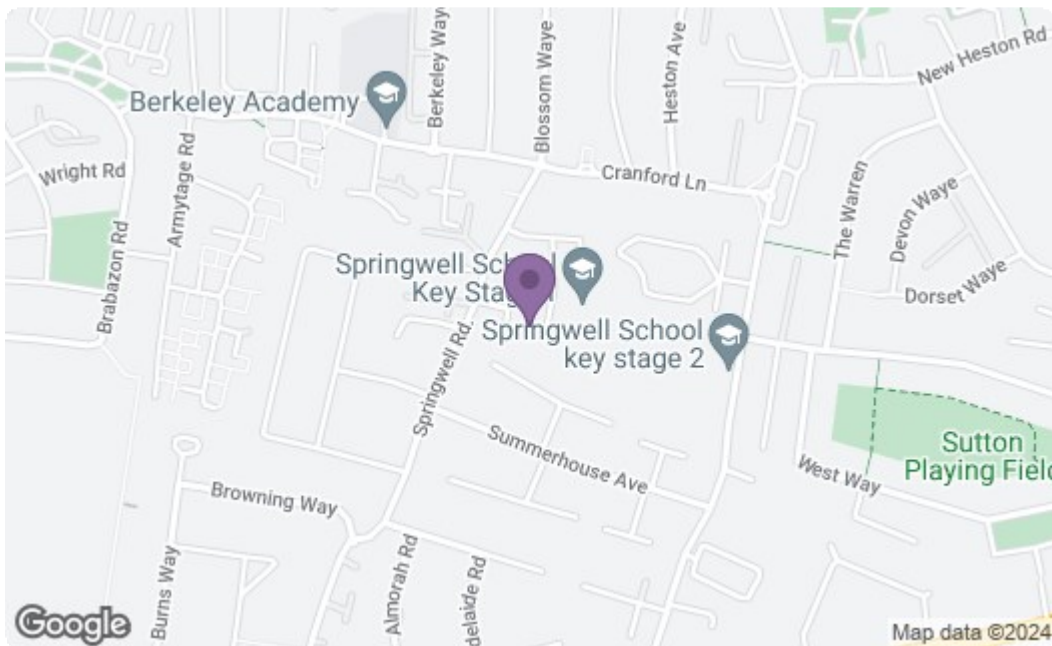
Laid to lawn area.



### Garage

To the rear of the garden.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		66	73
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
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