



Rosslyn Close, Hayes, UB3 2SU

£264,000

A two bedroom first floor maisonette situated in this popular location close to amenities and transport links. The accommodation comprises lounge, kitchen, two bedrooms and bathroom. Benefits include double glazed windows and central heating. The property is in need of modernisation and is offered with no chain!

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Lounge 15'7 x 6'2 (4.75m x 1.88m)



Double glazed window, radiator.



Kitchen 15'7 x 6'2 (4.75m x 1.88m)



Single drainer sink unit with mixer tap and cupboard below, further range of wall and base units, plumbing for washing machine, space for cooker and fridge/freezer, wall mounted boiler, radiator.



Bedroom One 13'10 x 9'6 (4.22m x 2.90m)



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

Bedroom Two 7'7 x 6'1 (2.31m x 1.85m)

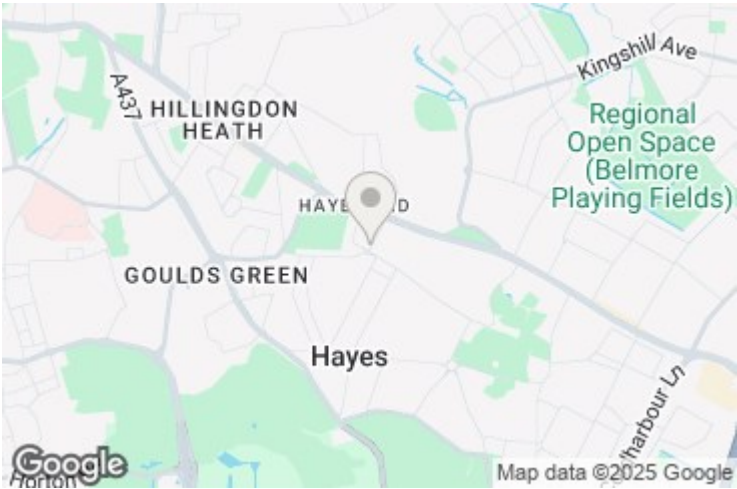


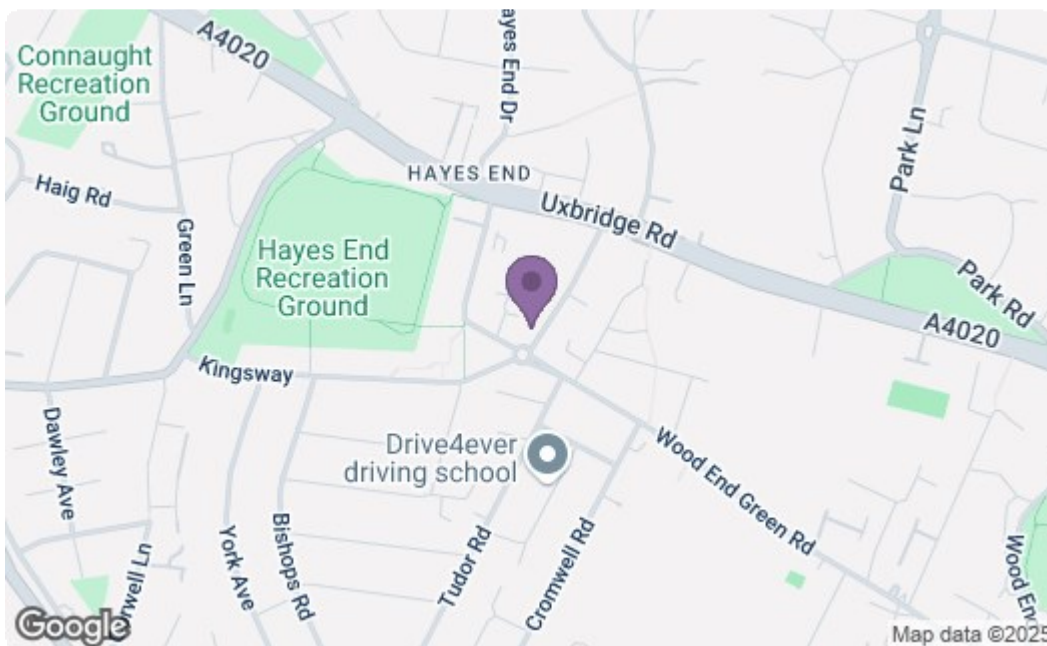
Front aspect double glazed window, radiator.

Bathroom



Panel closed bath with mixer tap, low level w/c, pedestal hand wash basin, part tiled walls, laminate flooring, extractor fan.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	
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		
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