



Pears Road, Hounslow, TW3 1SZ

£240,000

A two bedroom ground floor purpose built flat situated in the Heart of Hounslow with access to Hounslow Town Centre, Hounslow East tube station, Hounslow mainline station, bus garage and Inwood Park. The accommodation comprises lounge, kitchen, two generous sized bedrooms and bathroom. Benefits include double glazed windows, central heating and communal gardens. Offered for sale with no onward chain!

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Entrance Hallway

Storage cupboard, radiator, doors to rooms.

Lounge

Rear aspect double glazed window, radiator, electric fire, power point.

Kitchen

Single drainer stainless steel sink unit with cupboard below, further wall and floor mounted units, space for cooker, breakfast bar, larder cupboard.

Bedroom One

Double glazed window, radiator, cupboard.

Bedroom Two

Double glazed window, radiator, storage cupboard.

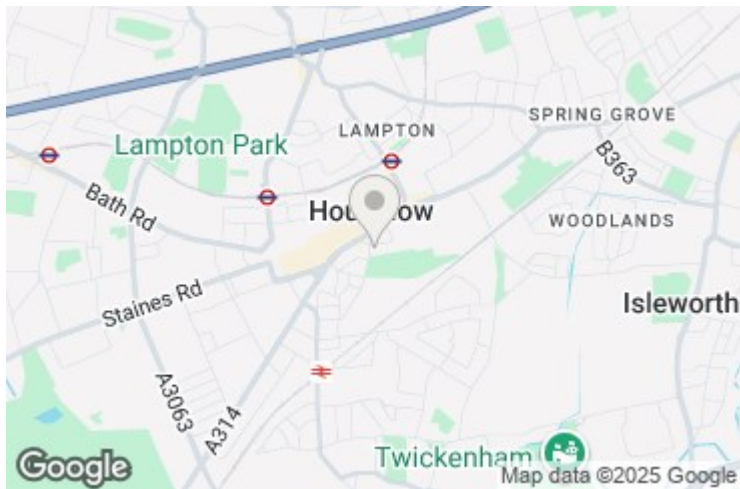
Bathroom



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

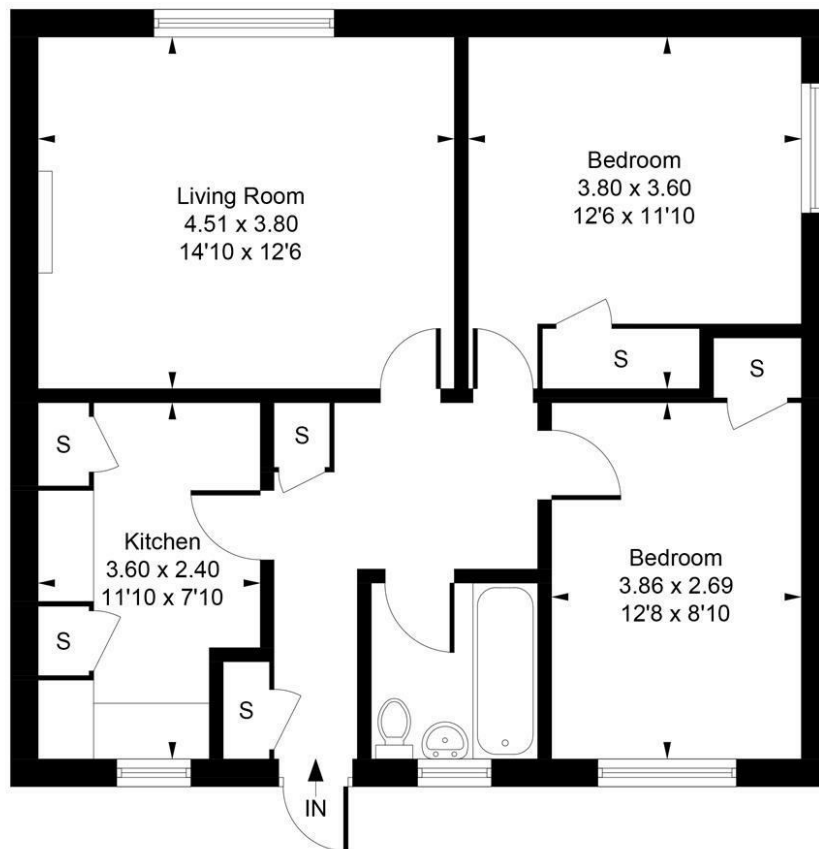
Outside

Communal gardens.



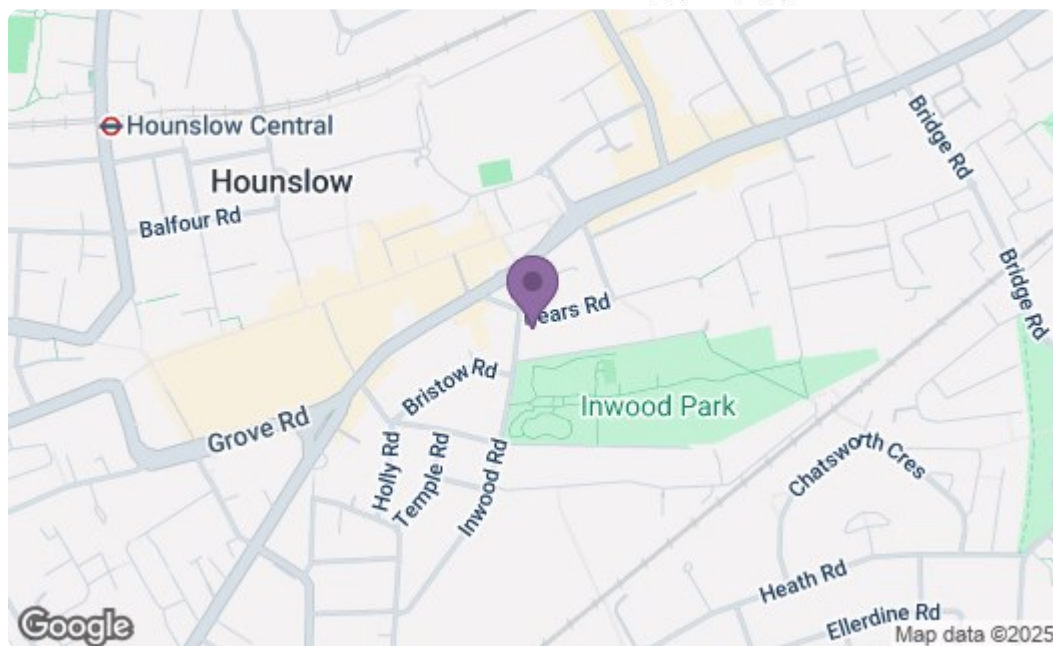
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Approximate Gross Internal Area
64.51 sq m / 694 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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 purchase.

Produced by jcphotographystudio.com



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		
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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