



Marlborough Road, , Southall, UB2 5LP

- Three Bedrooms
- Two Bathrooms
- Fitted Kitchen
- Generous Rear Garden
- Blank Canvas
- Terraced House
- Two Sitting Rooms
- Off Street Parking
- No Chain
- EPC Rating: TBC

Offers Over £465,000



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DESCRIPTION

A three bedroom, terraced house being offered for sale on Marlborough Road in Southall. The property is being sold with NO ONWARD CHAIN and serves as a blank canvas for its new owners.

The property comprises entrance hall, two reception rooms, fitted kitchen, extended ground floor wet room, three first floor bedrooms and a separate bathroom suite. Outside the property has off street parking and a generous rear garden with a small conservatory off the kitchen.

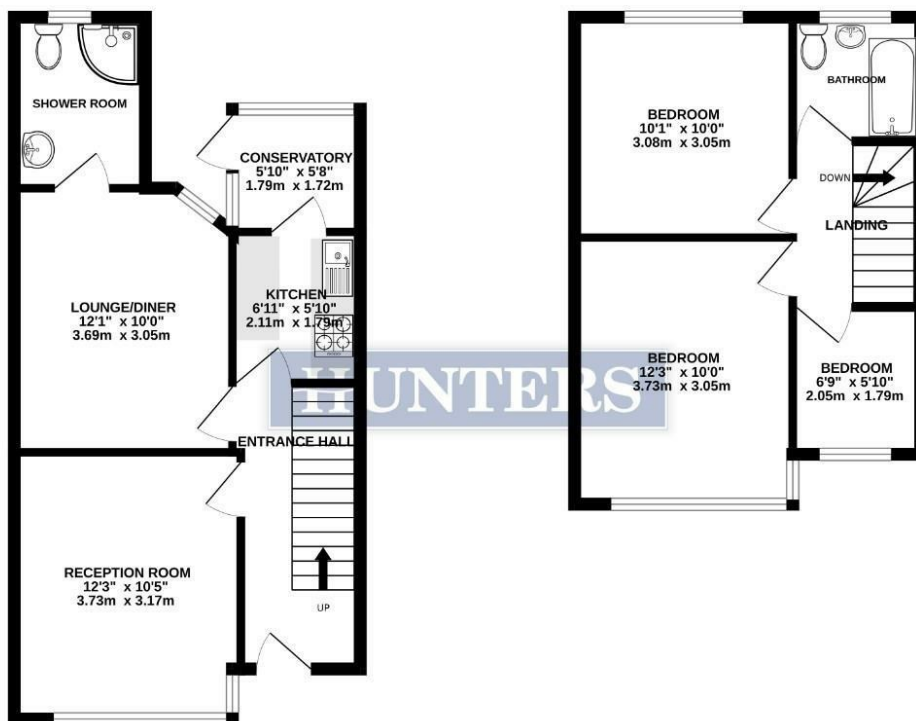
Marlborough Road is situated within close proximity to Southall King Street & Western Road providing local amenities such as fast food restaurants, shops, 24 hour access gyms. There are also excellent nearby transport links located nearby such as Southall Station connecting commuters to The City as well as local bus links providing transport to neighboring towns. The property falls within the catchment for various local reputable schools.





GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA : 780 sq.ft. (72.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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 illustration 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.
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Viewings

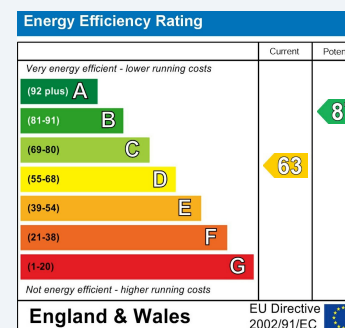
Please contact hayes@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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