



## Rutland Road, , Southall, UB1 2UP

- Terraced House
- Through Lounge
- Part Double Glazed
- Rear Garden
- No Onward Chain
- Gas Central Heating
- Extended
- Off Street Parking
- In Need Of Modernisation
- EPC Rating: D

**Asking Price £460,000**



# Rutland Road, , Southall, UB1 2UP

## DESCRIPTION

Situated on Rutland Road in Southall is this three bedroom, terraced home being sold with NO ONWARD CHAIN. The property is a blank canvas and serves as a project for its new owner, the property already has the benefit of being extended and has a part built extension already in place.

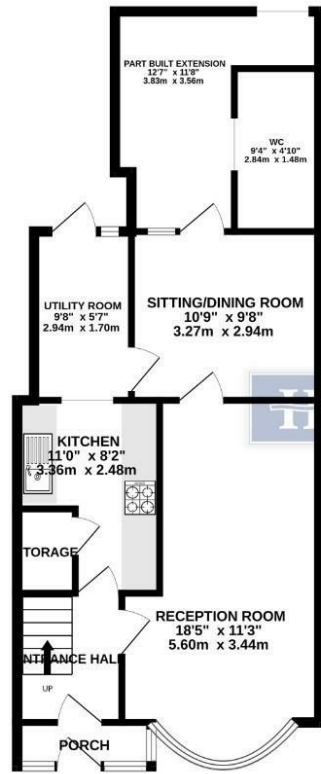
The property comprises entrance porch to hall, fitted kitchen, through lounge reception room, separate dining room, part extended back area with half made shower room, three first floor bedrooms and a fitted bathroom. Outside the property has off street parking and a large rear garden.

Rutland Road is a popular residential street within close proximity to local amenities, bus links and schools.

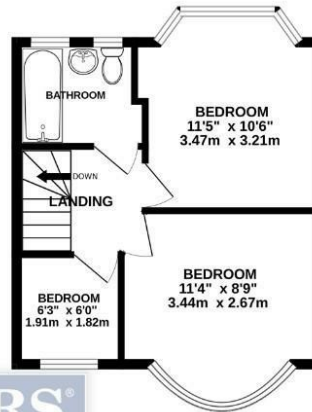




GROUND FLOOR  
651 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA - 993 sq.ft. (92.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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 purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 03024

### Viewings

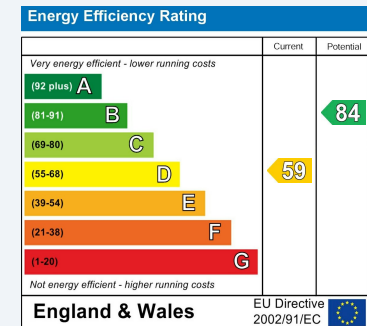
Please contact [hayes@hunters.com](mailto:hayes@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### 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.



31 Coldharbour Lane, Hayes, UB3 3EB  
Tel: 0208 848 0978 Email: [hayes@hunters.com](mailto:hayes@hunters.com) <https://www.hunters.com>

