



£320,000 Freehold

Radcliffe Road, Uxbridge, UB8

Simple Estate Agents present to the market this two bed end of terraced house located close to Brunel University. The property benefits from private garden, open plan lounge/kitchen and two bedrooms. The property is located a short walk to Brunel university, bus stops and other local amenities. Call now to book in a viewing...

Radcliffe Road, Uxbridge, UB8



Ratcliffe Close, UB8

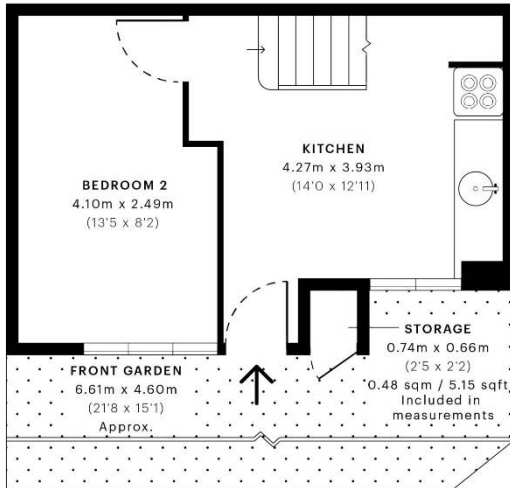
CAPTURE DATE 14/03/2022 LASER SCAN POINTS 2,171,620

GROSS INTERNAL AREA

43.71 sqm / 470.49 sqft



— First Floor



— Ground Floor



GROSS INTERNAL AREA (GIA)
The footprint of the property
43.71 sqm / 470.49 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
Includes washrooms, restricted head height
39.00 sqm / 419.79 sqft

EXTERNAL STRUCTURAL FEATURES
Balconies, terraces, verandas etc.
0.48 sqm / 5.17 sqft

RESTRICTED HEAD HEIGHT
Limited use area under 1.5 m
0.00 sqm / 0.00 sqft



Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 9B RESIDENTIAL 41.38 sqm / 445.41 sqft
IPMS 9C RESIDENTIAL 40.06 sqm / 431.20 sqft

spec id: 6228a7b32e7d9d0db7f96b9c

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Continue to Coldharbour Ln 27 s (266 ft) Take Botwell Ln, Botwell Common Rd, A437, Pield Heath Rd and Church Rd to Cleveland Rd in Uxbridge 13 min (3.6 mi) Follow Cleveland Rd to Ratcliffe Cl 1 min (0.2 mi) UB8 2DD Ratcliffe Cl, Uxbridge

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		EU Directive 2002/91/EC

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.