



## 3 COULTER CLOSE MIDDLESEX, UB4 9QR

£1,950 PER CALENDAR

Brian Cox & Co are delighted to bring to the market this fabulous two-bedroom mid-terraced family home, set in the quiet suburbs of Hayes.

Well presented throughout, the property offers two generously sized bedrooms, a spacious lounge, a modern fitted kitchen, and a stylish family bathroom.

Further benefits include a private rear garden, off-street parking, internal storage, a spacious conservatory, and close proximity to local shops, well-regarded schools, and excellent transport links.

The property has an EPC rating of C and falls under Council Tax Band D (£1,952 per annum).

To meet the affordability criteria, a household income of £58,000 per year is required. The monthly rent is £1,950, with a five-week deposit of £2,250.

This property is available to view now so give us a call to arrange a viewing.





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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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