



**Rochester Avenue, Feltham TW13 4EJ**

welcome to

## Rochester Avenue, FELTHAM

Located on Rochester Avenue, this two-bedroom mid-terraced home is ideal for first-time buyers or investors. This is an ideal opportunity to acquire an excellent investment in a desirable residential location in Feltham.



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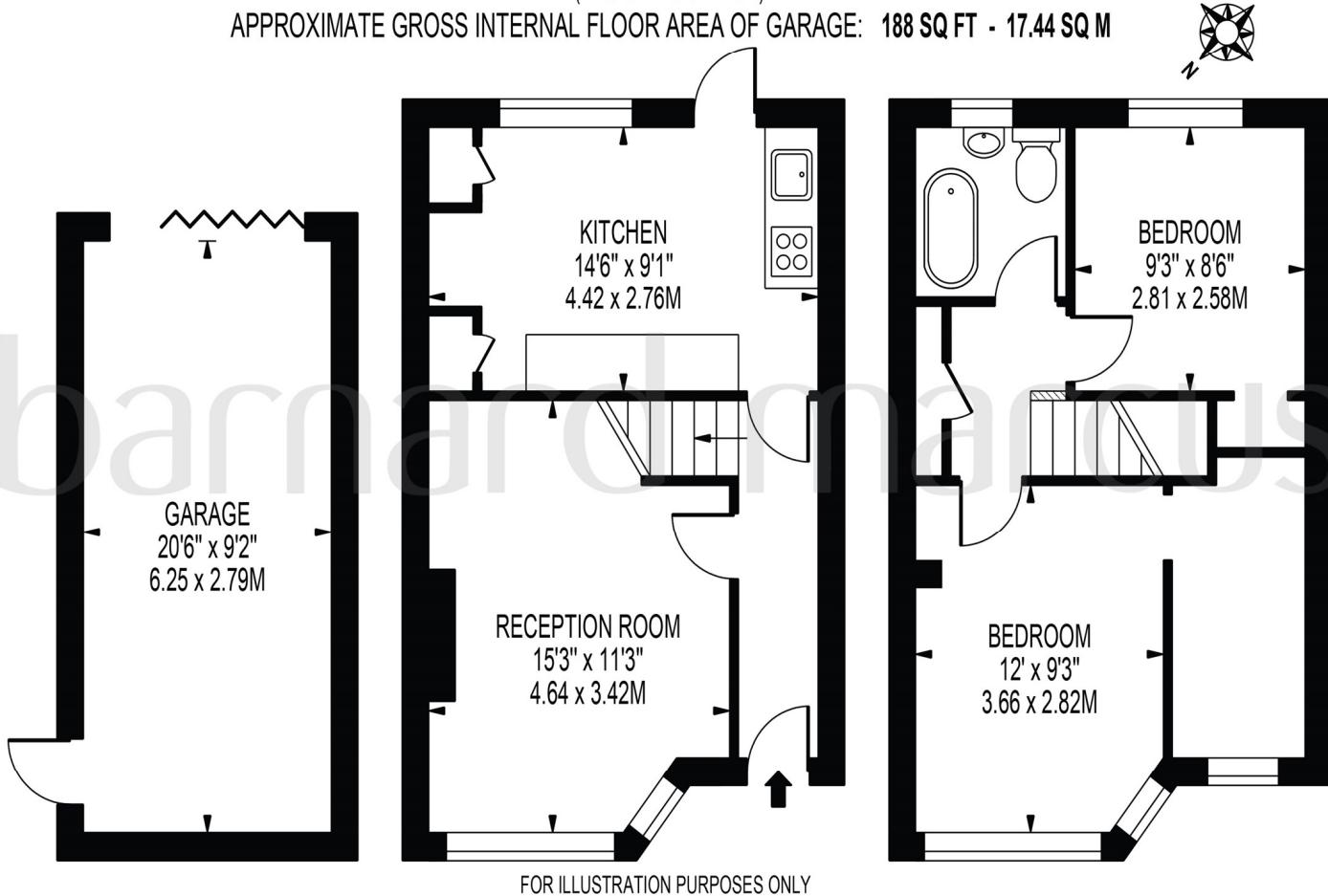
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## ROCHESTER AVENUE

APPROXIMATE GROSS INTERNAL FLOOR AREA: 678 SQ FT - 62.96 SQ M

(EXCLUDING GARAGE)

APPROXIMATE GROSS INTERNAL FLOOR AREA OF GARAGE: 188 SQ FT - 17.44 SQ M



THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT.  
ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT.  
ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Briefly comprising to the ground floor, an entrance hallway, reception room and separate kitchen. Upstairs you will find two double bedrooms and the main family bathroom. Externally the property benefits from a front driveway and rear garden with the addition of a garage. This is the ideal property for first-time buyers, downsizers, or investor and further benefits from the potential to extend (STPP).

Rochester Avenue is superbly located being just a short distance away from local shops, leisure facilities and bus links such as the H25. Feltham town centre is just a short commute away giving you access to shops, restaurants and train links at Feltham Station.

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## Rochester Avenue, FELTHAM

- MID-TERRACED HOUSE
- TWO BEDROOMS
- FRONT DRIVEWAY
- REAR GARDEN & GARAGE
- POTENTIAL TO EXTEND (STPP)
- PRIME RESIDENTIAL LOCATION
- CLOSE TO FELTHAM HIGH STREET
- CLOSE TO FELTHAM TRAIN STATION

Tenure: Freehold EPC Rating: Awaited

**£400,000**



**view this property online** [barnardmarcus.co.uk/Property/FEL112308](http://barnardmarcus.co.uk/Property/FEL112308)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
FEL112308 - 0004

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