



Lodge Close, Uxbridge, UB8 2ES

- Six bedroom semi detached property
- Off street parking
- Producing £32,400 per annum
- Within easy reach of Uxbridge town centre
- Ready made investment property
- Cul-de-sac location
- Close to Brunel University

Asking Price £550,000

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

An income producing asset providing six bedrooms two bathrooms, living room and kitchen currently let on an AST for £2700 per month.

Outside

There is ample off street parking to the front of the property and a good size garden to the rear with a variety of shrubs and trees

Situation

Ideally located within easy reach of Uxbridge town centre, with Metropolitan and Piccadilly line services to central London, West Drayton High Street and mainline station with the Elizabeth Line service is also nearby.

Brunel University and Hillingdon Hospital are also within close proximity.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

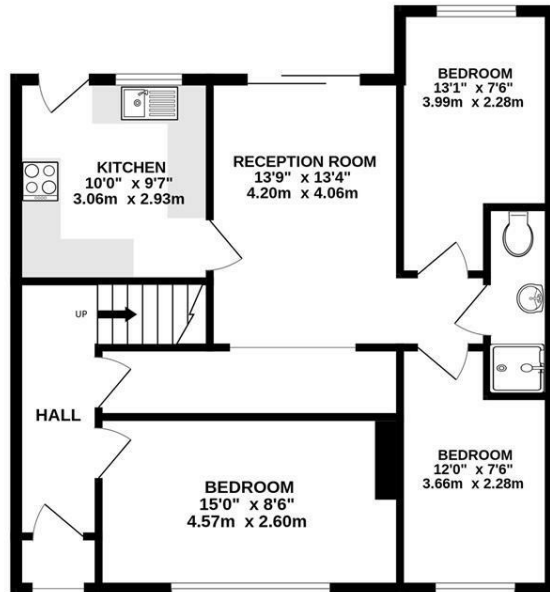
Council Tax Band: E

EPC Rating: D

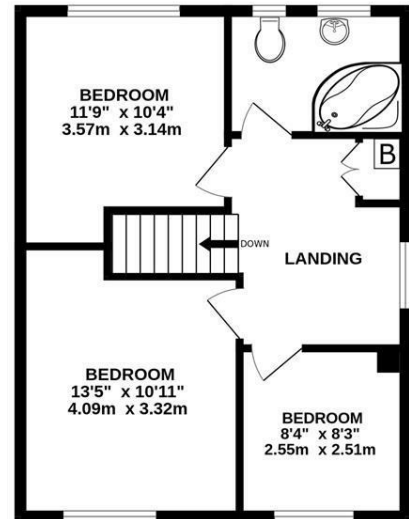
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.1 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 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.
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