

Windsor Gardens

Hayes • • UB3 1QY
By Auction: £325,000



coopers
est 1986

Windsor Gardens

Hayes • • UB3 1QY

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £325,000.

This two-bedroom end-of-terrace home is ideally situated in a sought-after location in South Hayes. Offering excellent potential, the property requires modernisation and some structural improvement, making it an ideal opportunity for buyers looking to create a home tailored to their own style and needs. With its end-of-terrace position, the house benefits from additional privacy and scope for enhancement (subject to the usual permissions). A true blank canvas, this property is perfect for renovators, investors, or anyone eager to design and add value in a prime residential area.

Immediate 'exchange of contracts' available

Being sold via 'Secure Sale'

Cash buyers only

End of terrace home

Two bedroom

Spacious garden

Potential to extend (STPP)

Garage with off-street parking

Sought after location

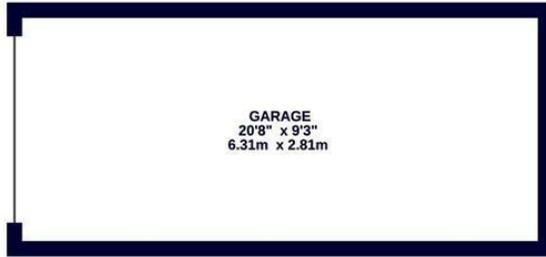
Moments from Schools & Transport links

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





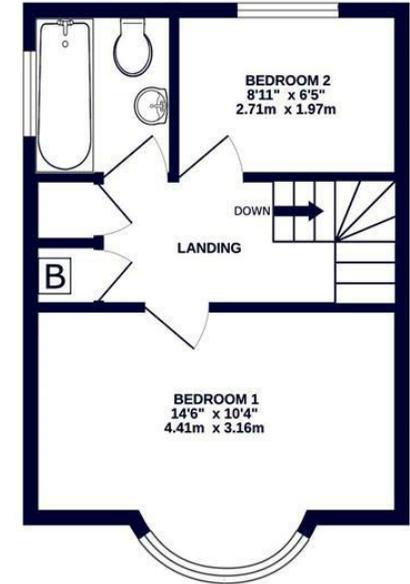
OUTBUILDING
191 sq.ft. (17.7 sq.m.) approx.



GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 804 sq.ft. (74.7 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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| Energy Efficiency Rating | |
|---|-------|
| Energy efficient - lower running costs | Costs |
| A | 80 |
| B | |
| C | |
| D | |
| E | |
| F | |
| G | |
| Not energy efficient - higher running costs | |
| England & Wales | |

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.