

COULTER CLOSE HAYES, UB4 9QR

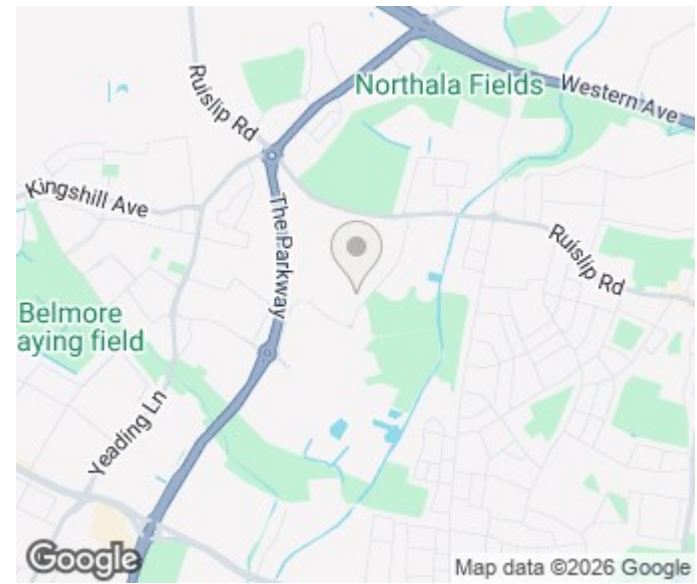
£1,375 PER CALENDAR

Brian Cox & Co are delighted to present to the market this excellent first-floor one-bedroom maisonette, ideally located in the popular Hayes area.

Recently refurbished throughout, this well-presented property comprises a spacious lounge with dining area, a generous double bedroom, a newly fitted modern kitchen, and a newly fitted contemporary bathroom. The property also benefits from access to a private rear garden.

Additional features include new flooring throughout, double-glazed windows, new electric heating, and off-street parking. The property is conveniently situated close to local shops, schools, and other amenities.





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