



**120 Westbury Avenue
Southall, UB1 2XB**

£415,000

In need of modernisation, Evans & Company are pleased to present this investment opportunity ideal for investor or first time buyer looking to put their own stamp on the property. The property is double glazed and central heated and is offered with no upper chain.

120 Westbury Avenue, Southall, UB1 2XB

Entrance Hall

Stairs to first floor, doors to

Kitchen

8'11" x 5'8" (2.74 x 1.73)



Stainless steel sink unit, double glazed window to side, door to rear

Lounge / Diner

19'10" x 9'6" (6.07 x 2.90)



Double glazed bay window to front and double glazed window and door to rear

First Floor

Bedroom 1

15'5" x 10'9" (4.70 x 3.28)



Double glazed windows to front,

Bedroom 2

9'0" x 8'10" (2.76 x 2.70)



Double glazed window to rear

Bathroom



Bath, low level wc, wash hand basin, double glazed window to rear

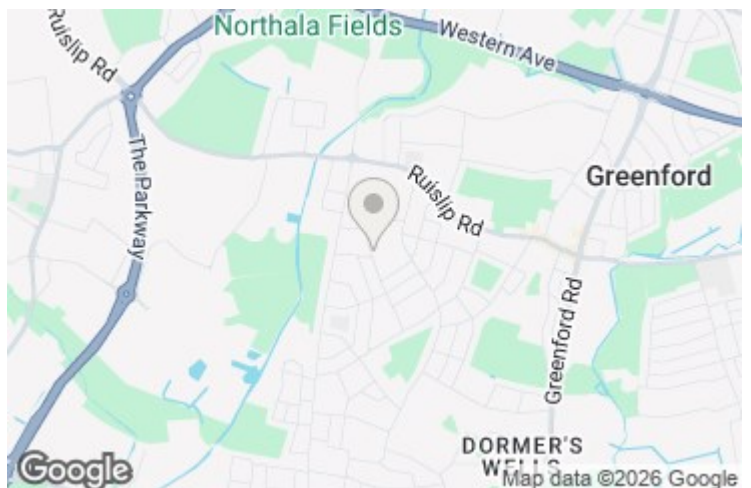
Outside

Front

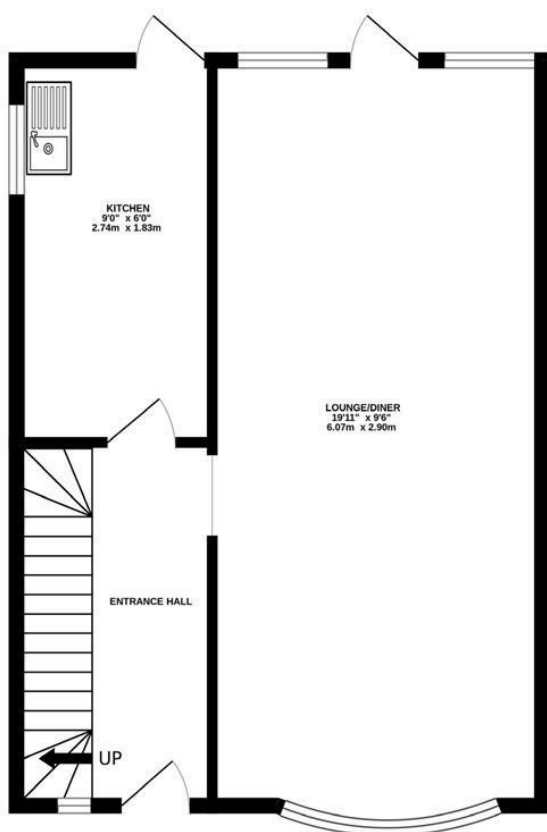
Enclosed garden in need of maintenance

Rear

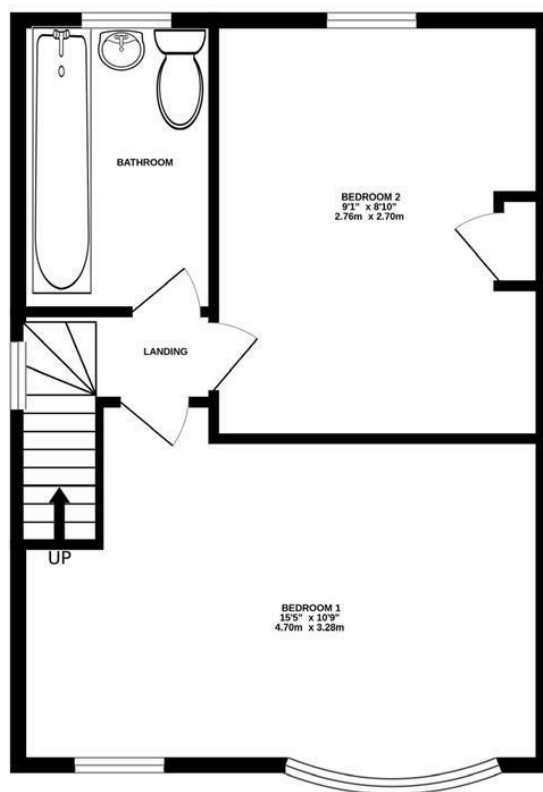
In need of maintenance



GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



1ST FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA : 620 sq.ft. (57.6 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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