

# Newcombe Rise

Yiewsley • Middlesex • UB7 8QF

Guide Price: £325,000



coopers  
est 1986

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A well-presented one bedroom starter home, ideally suited to first-time buyers or investors, offering bright and well-proportioned accommodation throughout. The property comprises a entrance porch, modern fitted kitchen, spacious lounge with staircase to the first floor, a generous double bedroom with built-in storage and a family bathroom suite. Externally, the home benefits from allocated parking to the front and is conveniently located within easy reach of local amenities, transport links and nearby green spaces. Offered in good decorative order, this property is ready for immediate occupation.

Well presented one bedroom starter home

Approximately 475 sq.ft

Ideal first time purchase or investment opportunity

Bright and spacious lounge with staircase to first floor

- Modern kitchen with ample storage and worktop space

Generous double bedroom with built-in storage

Family bathroom suite with bath and shower

Double glazing throughout

Allocated parking to the front of the property

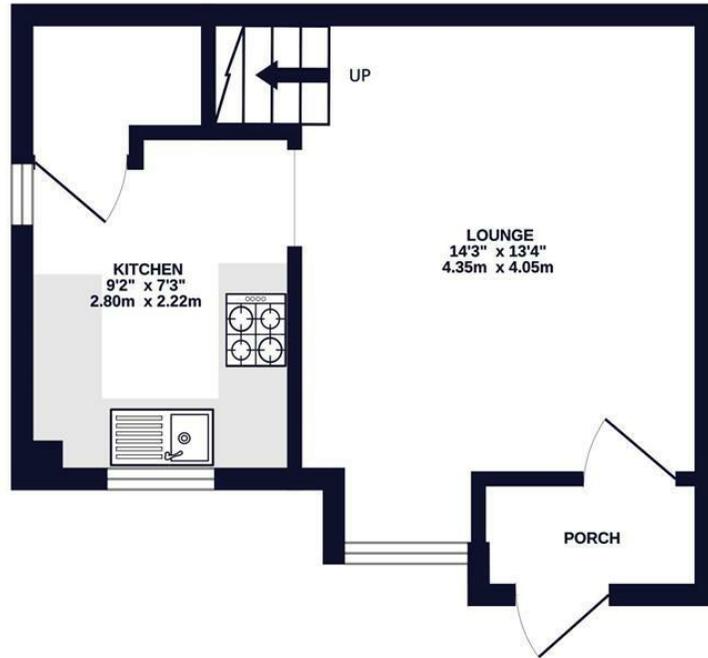
- Conveniently located close to amenities & transport links

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.

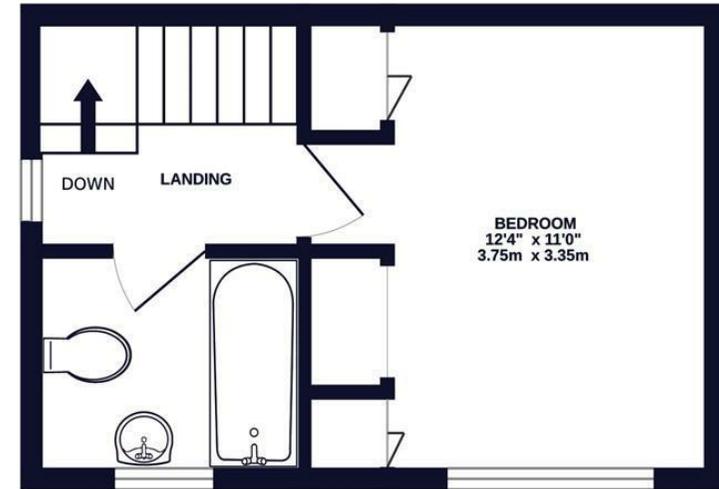




GROUND FLOOR  
250 sq.ft. (23.3 sq.m.) approx.



1ST FLOOR  
225 sq.ft. (20.9 sq.m.) approx.



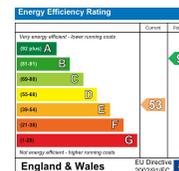
TOTAL FLOOR AREA : 475 sq.ft. (44.1 sq.m.) approx.

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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