



Starting Bid £400,000

TENURE : FREEHOLD

St Dunstons Road, Hounslow, TW4

Bedrooms : 3

Bathrooms : 1

Reception Rooms : 1

Steel Framed House

Semi Detached House

Recently Refurbished

3 Beds

Additional WC

Modern

Homesearch Ltd

88 South Ealing Road, Ealing, London, W5 4QB

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Website: <https://homesearchsales.co.uk>



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £400,000

3 Bedroom Semi-detached house in Hounslow - STEEL FRAME CONSTRUCTION

PEDESTRIAN ACCESS FROM FRONT TO REAR! PARKING AT FRONT FOR AT TWO FAMILY CARS!

9 Years Ago All Wiring, Plumbing, Central Heating, Lighting, Kitchen, Bathroom and Downstairs WC were put in when the property was renovated Fully, along with Exterior Light and Power. This property consists of a modern fitted bathroom, downstairs WC, a double reception through lounge which opens up to the kitchen and spacious rear garden, offering great modern living space. The first floor includes 2 double bedrooms, 1 single bedroom and a generously sized bathroom.

Situated just moments from Heathrow Airport, this property offers unmatched convenience for frequent travellers and professionals. With easy transport links, you're only a 6-minute drive to Hounslow West Station (Piccadilly Line), providing direct access into Central London.

N.B. STEEL FRAME CONSTRUCTION!

Hounslow West Station - 1.4 miles (Picadilly line)

TENURE: Freehold EPC

Rating D

Council Tax C

Water Supply: Mains

Sewerage: Mains

Heating: Mains gas

Mobile Signal/Coverage: High - O2, EE, 3, Vodafone

Broadband Speed: Ultrafast - 1000mb/s

Flood Risk: Rivers & Seas = Very Low ; Surface Water = Low

Parking: Driveway with space for 2 cars

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A **Legal Pack** associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. **It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.**

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

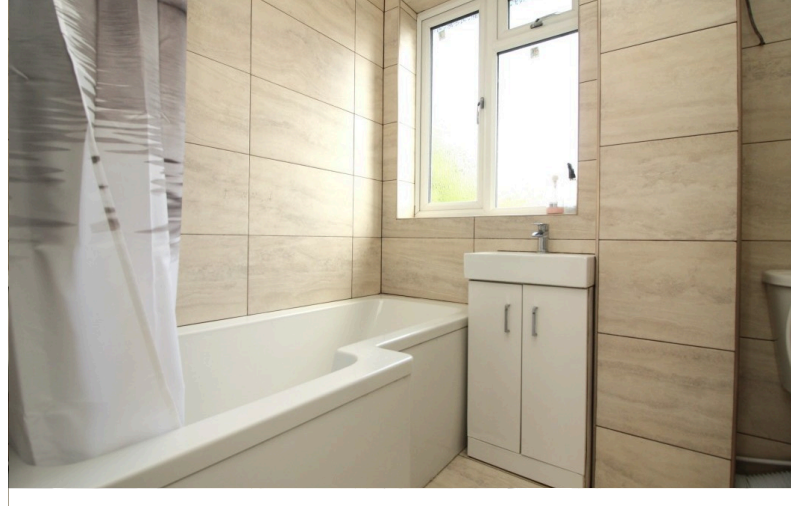
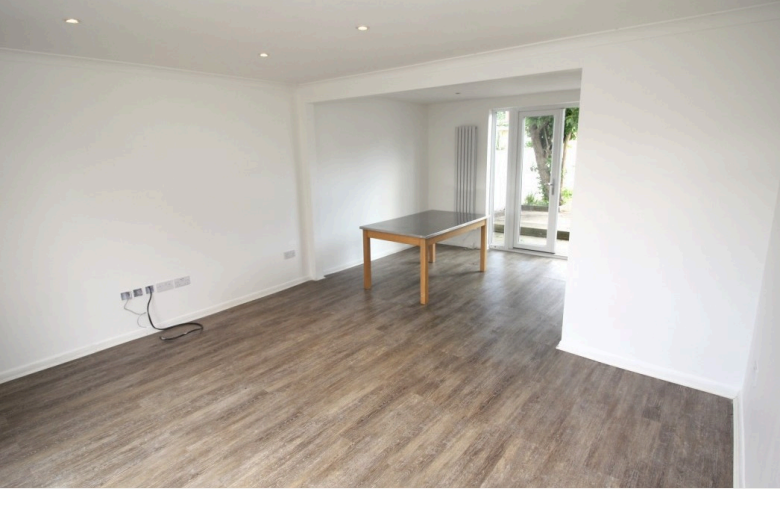
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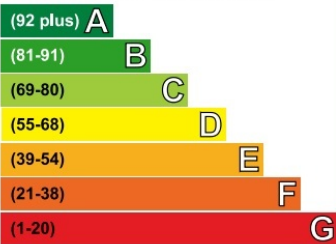






Energy Efficiency Rating

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 65 | 82 |