



Manor Way, Uxbridge, UB8 2BG

- Two double bedrooms
- Terraced house
- Kitchen dining room
- Large reception room
- Close to Uxbridge town centre
- No upper chain
- Private rear garden

Asking Price £400,000

Cameron Estate Agents
195 High Street,
Middlesex, Uxbridge, UB8 1LB

E: uxbridge@cameron.co
T: 01895252000

www.cameron.co



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description

This two bedroom property is an ideal home for those looking to be within close proximity of transport facilities, sold with no upper chain the property requires some areas of updating presenting a superb opportunity to unlock the full potential that the property has to offer.

Accommodation

The accommodation on offer briefly comprises, entrance hall with stairs to the first floor, the kitchen dining room is fitted with a range of storage units and drawers, ample work surfaces and space for appliances, there is a large walk in storage cupboard and space for a dining table and chairs, the living room overlooks and opens onto the rear garden.

To the first floor there are two double bedrooms and the bathroom, fitted with an enclosed bath, wash basin and WC.

Outside

There is an enclosed low maintenance garden to the rear of the property and a small area of garden to the front.

Situation

Ideally located within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and underground station with Metropolitan and Piccadilly line services to the heart of the capital. For the motorist the A40 is easily accessible giving access to London and the M25. Well regarded schools are within close proximity.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax Band: C

EPC Rating: E

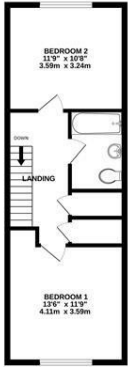
IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors and solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
402 SQ. FT. (37.2 SQ. M.) APPROX.

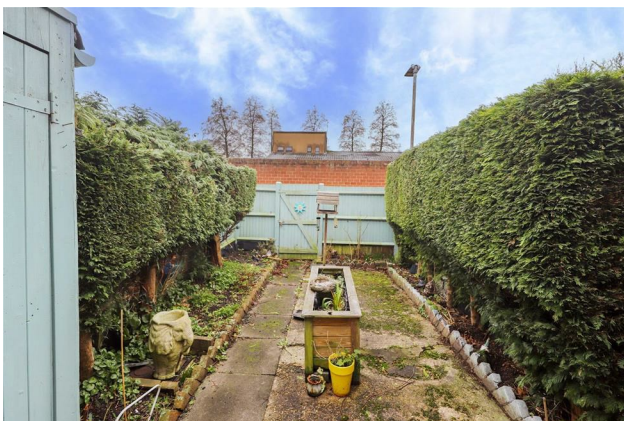


1ST FLOOR
403 SQ. FT. (37.4 SQ. M.) APPROX.



TOTAL FLOOR AREA: 845 sq. ft. (78.5 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix C5025

Cameron



Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.