



Culvert Lane, Uxbridge, UB8 2XB

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Large reception room
- Kitchen Breakfast Room
- Two bathrooms
- Off street parking
- Versatile accommodation
- Three bedrooms
- Tranquil canal side position
- Ground floor WC
- No upper chain

Auction Guide £630,000

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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

Set in a peaceful and private setting within close proximity of Uxbridge town centre this attractive property combines period charm with stylish modern interiors and features spacious versatile living space.

This beautifully presented 3 bedroom detached character property overlooks the Grand Union Canal, benefitting from a gated driveway offering ample off street parking and a private garden.

Accommodation

The accommodation on offer briefly comprises, a spacious reception hall, large open plan living room, separate kitchen/dining room fitted with a range of storage units and drawers and integrated appliances, ample work surfaces incorporate a breakfast bar and double doors open onto the garden, there is also a separate utility room, ground floor WC and third bedroom which is currently used as a cinema room.

To the first floor there are two further double bedrooms with the main bedroom having the benefit of an en-suite shower room, there is also the family bathroom with an enclosed bath and shower over, wash basin and WC.

Outside

There is an enclosed secluded rear garden and gated off street parking.

Situation

Positioned in this idyllic location overlooking the Grand Union Canal, within close proximity of Uxbridge town centre with its multiple shopping facilities, restaurants, bars and Metropolitan and Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25.

Terms and notification of sale

Tenure: Freehold

Local authority: London Borough of Hillingdon

Council Tax Band: E

Current EPC Rating: E

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.

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.

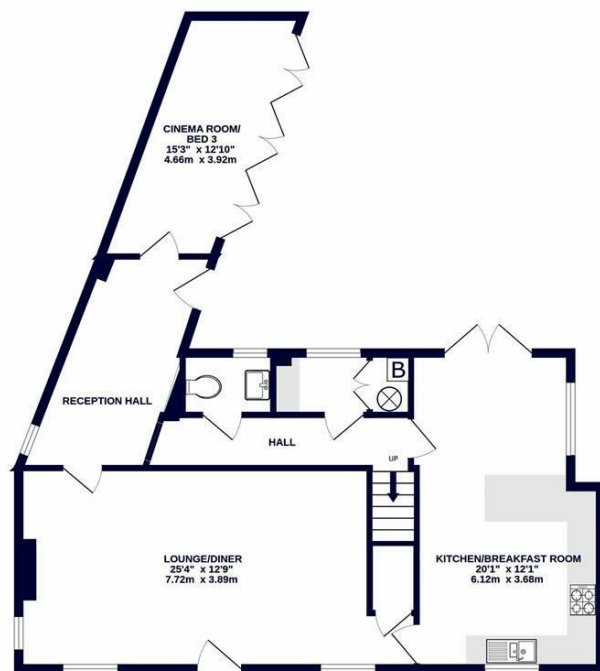
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 4.5% 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.

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
867 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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