



Salt Hill Close, Uxbridge, UB8 1PZ

- Three bedroom house
- No upper chain
- Open plan reception room
- Utility room
- Prime North Uxbridge location
- Off street parking
- Fitted kitchen
- Family bathroom

Auction Guide £445,000



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Description

"This property is offered for sale by auction, in partnership with SmartPropertyAuctions.co.uk. Pre-auction offers are welcomed; please contact our office for details. The purchaser will be required to pay a Buyer's Premium upon exchange of contracts. This premium is calculated as the higher of 1.2% of the purchase price or £5,000, inclusive of VAT, and is payable in all circumstances, including where the property is sold prior to the auction."

Accommodation

The accommodation on offer briefly comprises of, entrance porch, spacious open plan reception room, fitted kitchen with a range of storage units and drawers, work surfaces with inset gas hob, extractor over and electric oven below, there is space for appliances, the kitchen opens into a utility room

To the first floor there are three bedrooms and the family bathroom

Outside

There is an enclosed rear garden to the rear of the property and off street parking to the front.

Situation

Situated in a pleasant cul-de-sac just a short distance from Uxbridge town centre with its shopping facilities, restaurants, bars and Metropolitan / Piccadilly line station. For the motorist the A40/M40 is a short drive away giving access to London and the M25. Well regarded schools are within close proximity and Uxbridge Common is just a short walk away, as is Hillingdon Leisure Centre with its state of the art facilities and 50 metre indoor and outdoor swimming pools.

Terms and notification of sale

Tenure: Freehold

Local Authority: London Borough of Hillingdon

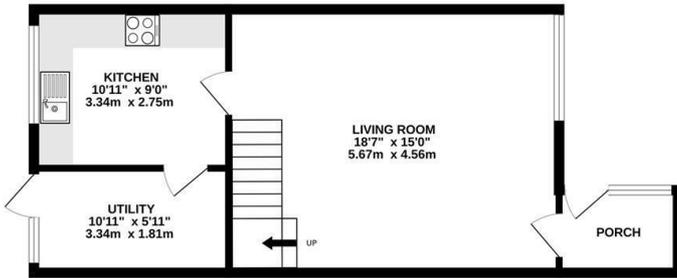
Council tax band: E

EPC Rating: D

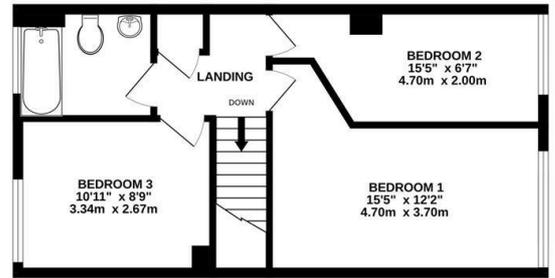
IMPORTANT NOTICE

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
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA : 911 sq.ft. (84.6 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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