



Havelock Road, Southall, UB2 4NY

Offers In The Region Of £450,000

A three bedroom mid-terraced house situated in this popular location within access to local shops, schools and various transport links including Southall Station and the Elizabeth Line. The accommodation comprises on the ground floor, two reception rooms and kitchen, on the first floor three bedrooms and bathroom with separate w/c., outside front and rear gardens. The property is in need of modernisation and has scope to extend (stpp).

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Entrance Hallway

Reception One 11' x 11'7 (3.35m x 3.53m)



Gas fire, radiator.

Reception Two 9'1 x 9'8 (2.77m x 2.95m)



Radiator, French doors to rear garden.

Kitchen 9'1 x 9'4 (2.77m x 2.84m)



Single sink unit with mixer tap and cupboard below, further wall and base units, plumbing for washing machine, space for cooker and fridge, wall mounted boiler, part tiled walls, vinyl flooring, double glazed door to rear garden.

First Floor Landing

Access to loft space.

Bedroom One 12' x 10'5 (3.66m x 3.18m)



Front aspect double glazed window, airing cupboard, storage cupboard, radiator.

Bedroom Two 13'2 x 8'8 (4.01m x 2.64m)



Rear aspect double glazed window, radiator

Bedroom Three 9' x 9'6 (2.74m x 2.90m)

Front aspect double glazed window, radiator.

Bathroom

Panel closed bath with mixer tap and shower attachment, pedestal wash hand basin, part tiled walls, vinyl flooring.

Separate W/C

Low level w/c, vinyl flooring.

Outside**Rear Garden 70' approx (21.34m approx)**



Laid to lawn area with flower bed, shed, side access.

Front

Slab concrete area, path to front door.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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