

**The Avenue, Wraysbury, TW19 5EY**  
**Offers Over £149,950**

We are delighted to offer for sale this one/two bedroom static houseboat on a freehold mooring with far reaching views along the River Thames and within close proximity to Sunnymeads train station, Heathrow Airport and M25 motorway. The accommodation is arranged over two floors and comprises, on the top floor, living room/kitchen (unfinished), bathroom and separate w/c (unfinished), stairs lead to the lower floor with a generous space for either two bedrooms or one master suite with a separate entrance. Outside is a private garden area with a shed/lockup and off street parking for at least two cars. The houseboat is being sold as seen with no further work being carried out by the current owners.

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**Decking Leading To**

Double opening doors to...

**Living Area/Kitchen Area**

Double drainer sink unit, double glazed window, power point, doors to decking area.

**Bathroom**

White suite, wash hand basin, low level w/c, double glazed window (unfinished)

**Stairs to Lower Level****Bedroom Area**

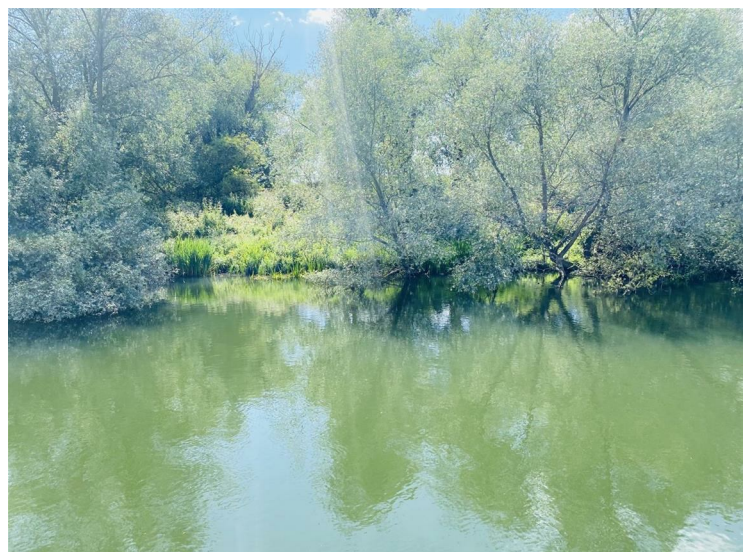
In need of completion with plenty of space to split into two separate bedrooms or one master bedroom suite., double glazed window, separate entrance to front.

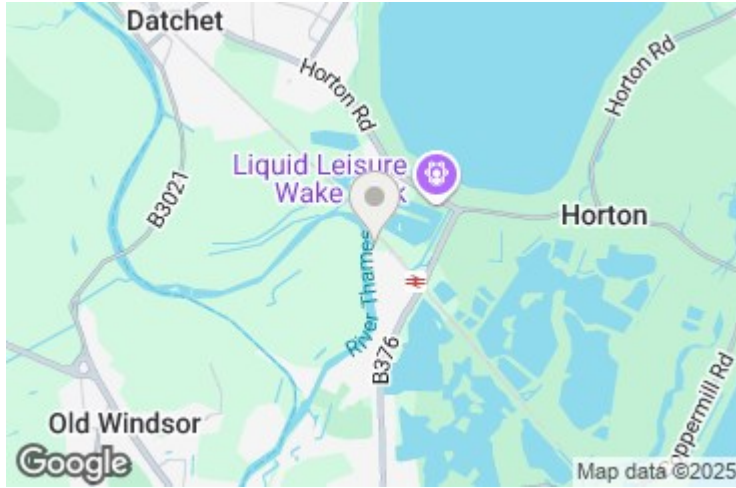
**Outside**

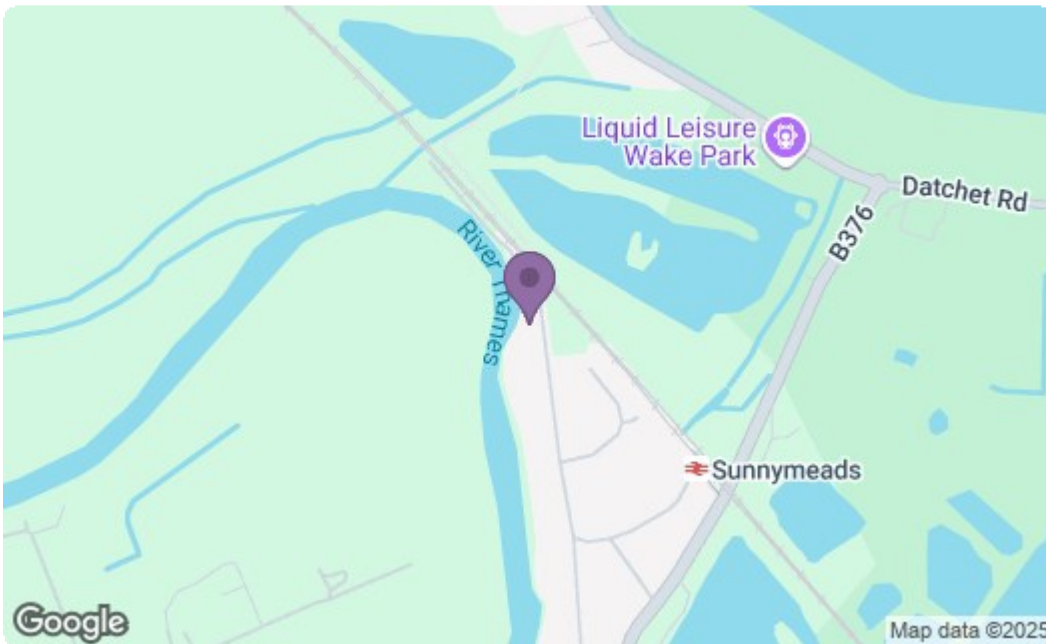
Hardstanding of street parking for at least two cars.



**Garden Area**

Concrete area, storage shed/workshop, meter cupboard.







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