

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.

A partner of
The Guild Of Professional Estate Agents
with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075

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**

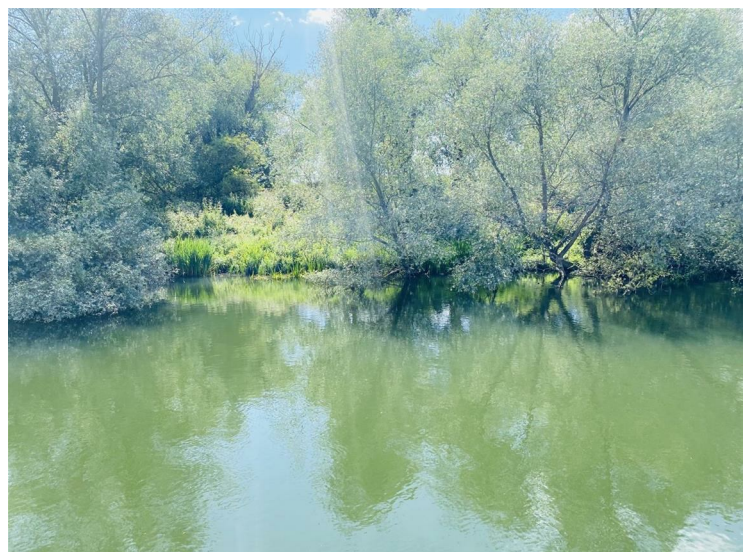
In need of completion with plenty of space to split into two separate bedrooms or one master bedroom suite., double glazed window, separate entrance to front.

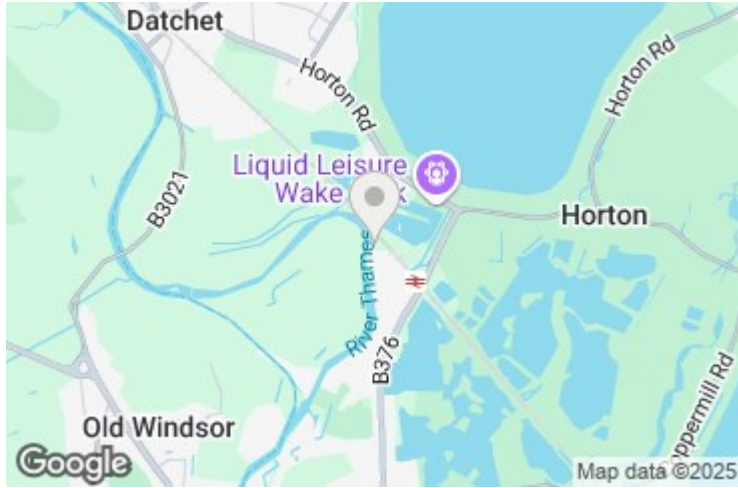
Outside

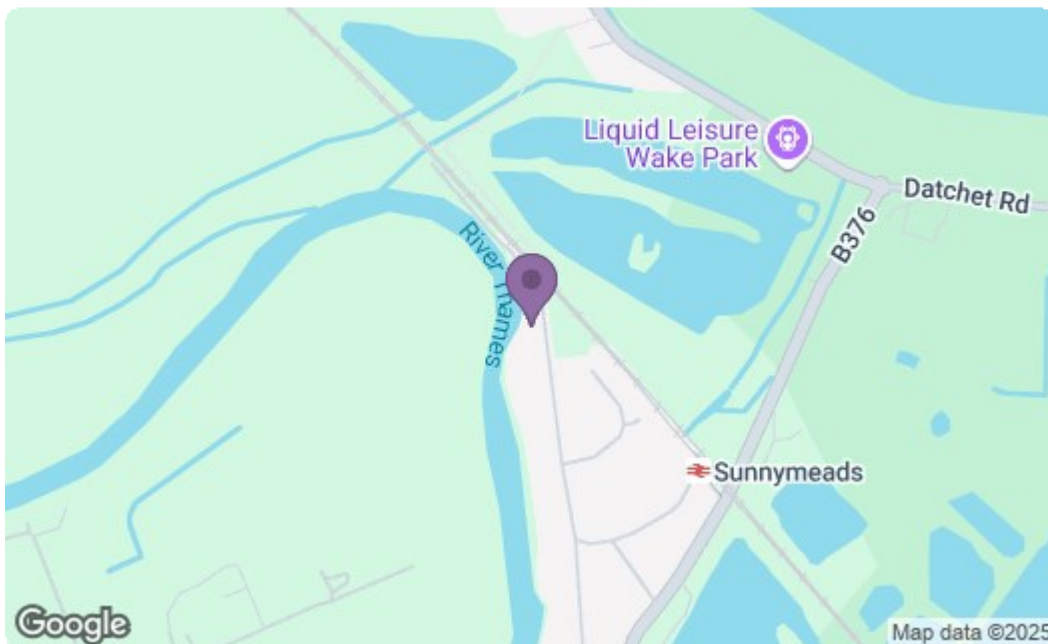
Hardstanding of street parking for at least two cars.



Garden Area

Concrete area, storage shed/workshop, meter cupboard.







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC 	

A partner of
The Guild Of Professional Estate Agents
 with a network of over 700 independent estate agents

Associated Office: 121 Park Lane, Mayfair, London W1K 7AG t 020 7318 7075