

### **James Street, Hounslow, TW3 1SP**

**£425,000**

A two bedroom mid-terrace house situated within walking distance to Hounslow town centre and access to Hounslow East tube station. Bus garage, Inwood park and schools are within easy reach. The accommodation comprises, on the ground floor lounge, kitchen, bathroom and conservatory, on the first floor two bedrooms, outside front and rear gardens. The property benefits from double glazed windows and central heating. The property is being sold with both freehold and leasehold titles and is offered for sale with no forward chain.

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**Front Door**

Stairs to first floor.

**Lounge**

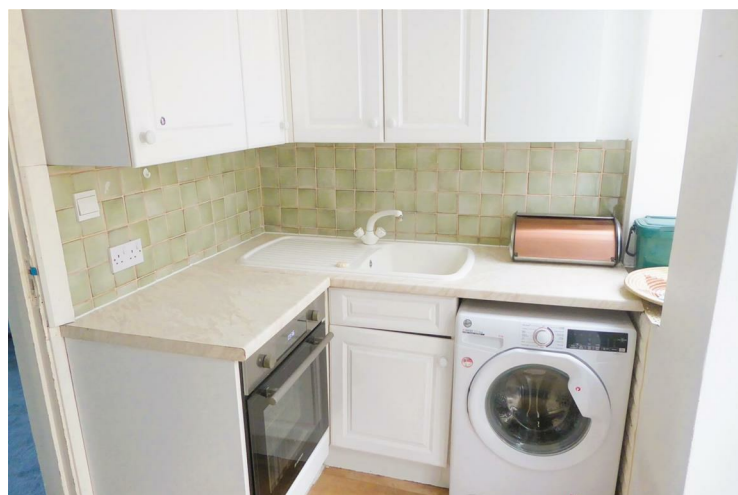
Front aspect double glazed window, power point, radiator, door to kitchen.

**Inner Hallway**

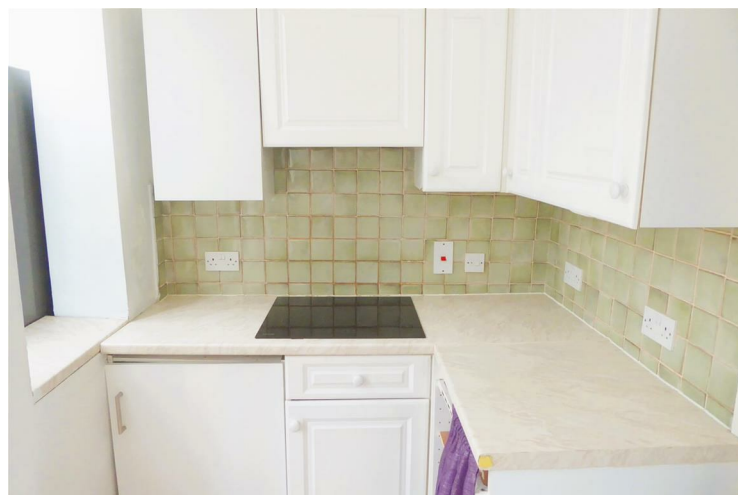
Housing electric meters.

**Bathroom**

Panel enclosed corner bath with mixer tap, wash hand basin, low level w/c, part tiled walls, rear aspect double glazed window, tiled flooring.

**Kitchen**

Single drainer sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, part tiled walls.



### Conservatory



Double glazed window and double opening doors to garden, space for washing machine and fridge.

### First Floor Landing

### Bedroom One



Front aspect double glazed window, radiator, built-in cupboard housing wall mounted boiler.

### Bedroom Two



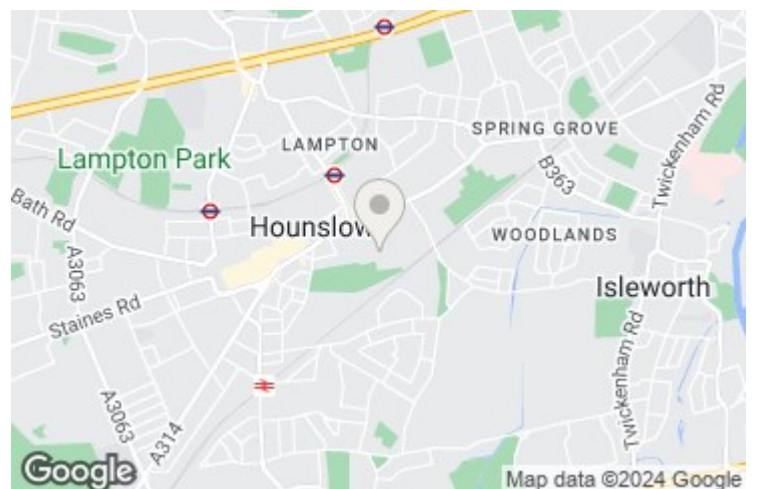
Rear aspect double glazed window, radiator, built-in wardrobe.

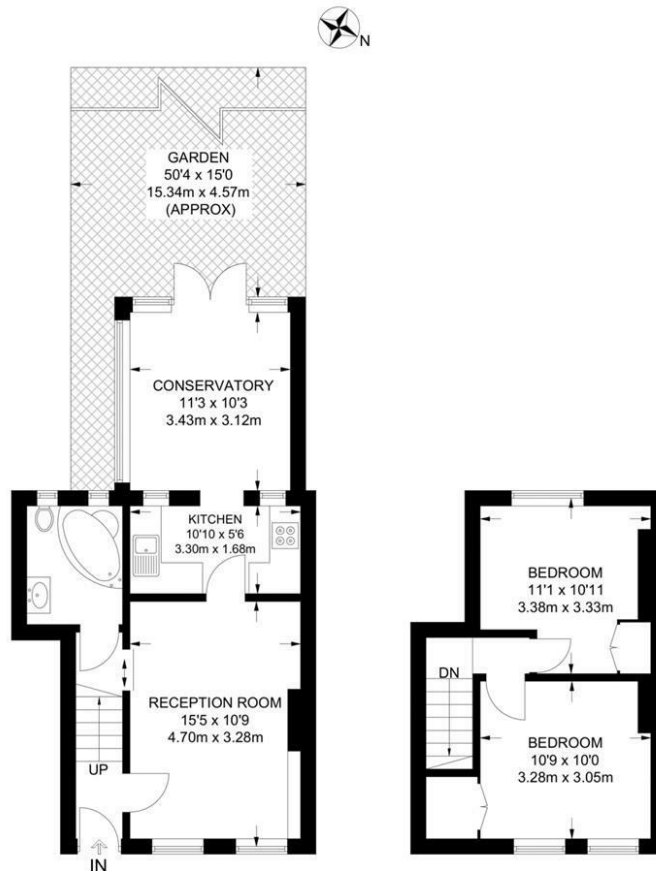
### Outside

### Rear Garden



Paved patio area, rest laid mainly to lawn with shrub borders.





**GROUND FLOOR**  
454 SQ FT / 42.2 SQ M

**FIRST FLOOR**  
272 SQ FT / 25.3 SQ M

**APPROXIMATE GROSS INTERNAL AREA**  
726 SQ FT / 67.5 SQ M

This plan has been drawn for illustrative and identification purposes only.



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>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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