



**Cambria Close, Hounslow, TW3 3RR**

**Guide Price £315,000**

A purpose built ground floor maisonette situated in a quiet cul-de-sac location, in need of updating. The accommodation comprises two bedrooms, lounge/diner, kitchen and bathroom. Benefitting from double glazed windows, central heating, front and rear gardens. The property will also benefit from a new 150 year lease.

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**Enclosed Area**

Storage cupboard, further door to...

**Entrance Hallway**

Radiator, storage cupboard, doors to rooms.

**Lounge**

Front aspect double glazed window, laminate flooring, double doors to...

**Dining Area**

Rear aspect double glazed window, radiator, laminate flooring, door to...

**Kitchen**

Single drainer double bowl stainless steel sink unit with mixer tap and cupboard below, further wall and floor mounted units, built-in hob and oven below, space for washing machine and fridge/freezer, part tiled walls, tiled flooring, rear aspect double glazed window.

**Bedroom One**

Front aspect double glazed window, built-in wardrobes.

## Bedroom Two



Front aspect double glazed window, built-in wardrobes.

## Bathroom

White suite comprising panel enclosed bath with mixer tap, low level w/c, wash hand basin with vanity unit below, tiled walls, rear aspect double glazed window.

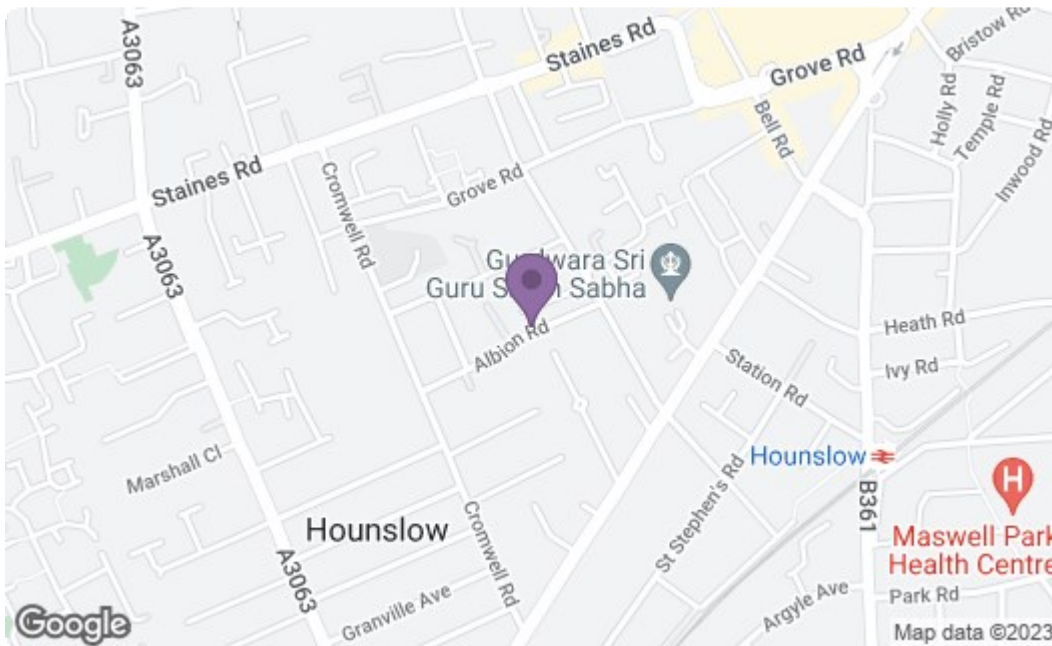
## Outside

### Garden



Mainly laid to lawn area.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			81
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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