

Est. 1947

tomkinsdavis

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Albacore Way, Middlesex UB3 2FS

£2,300

EPC Current Band: B

DEPOSIT ALTERNATIVE AVAILABLE

A three-bed mid-terraced townhouse situated in a popular development located off Church Road and within easy access of Hayes Town Centre with its local shops, schools and transport links.

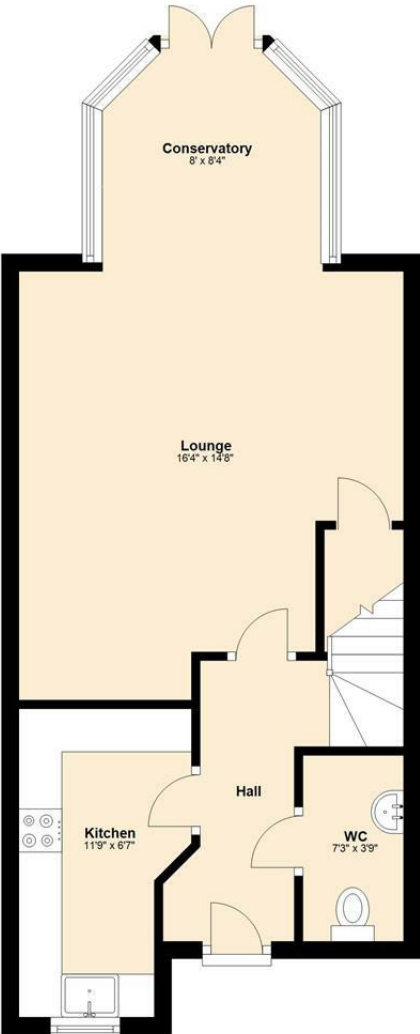
This exceptionally well presented home comprises; an entrance hall which leads into a modern fitted kitchen with appliances, ground floor WC and sizeable lounge with conservatory. The first floor occupies two double bedrooms which come equipped with wardrobes and a family bathroom. To the second floor you will find a third bedroom with a fitted cupboard along with an en-suite shower room. Externally, the property offers an allocated parking space and a private rear garden.

COUNCIL TAX: Band E

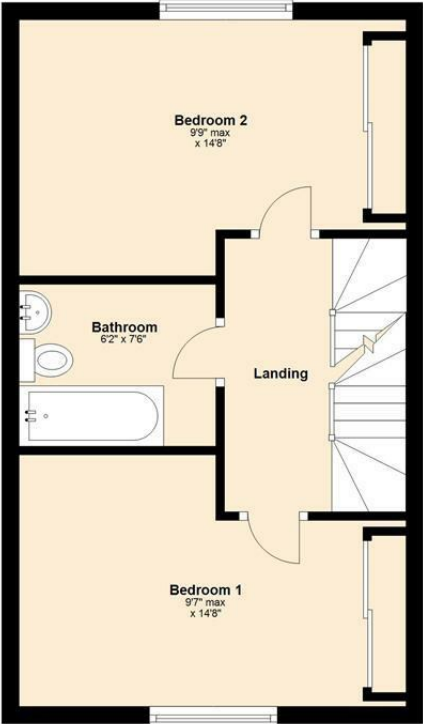
HOLDING RETAINER (equivalent to one weeks' rental) £530



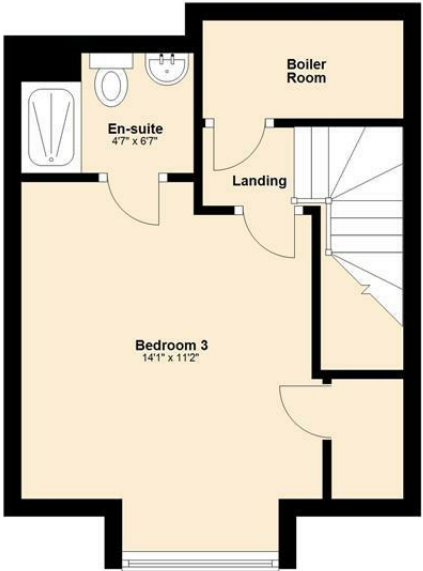
Ground Floor



First Floor



Second Floor



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	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.