



**Pinn Close, Uxbridge  
UB8 3TB**

**Asking Price £325,000**

**EPC Current Band: C**

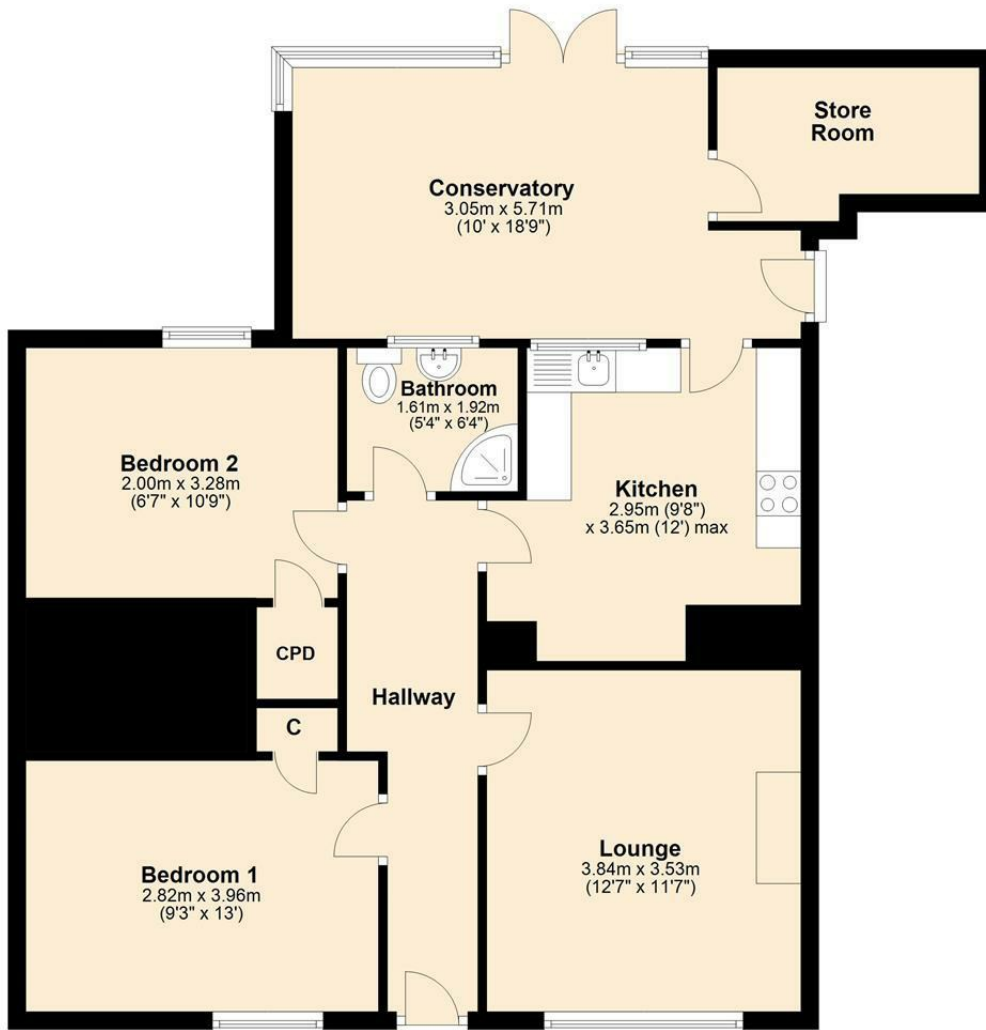
This well-presented ground floor 2-bed maisonette offers spacious living areas, and a desirable conservatory extension. Situated in a peaceful residential location in Uxbridge, this property is perfect for first-time buyers, downsizers, or investors looking for a low-maintenance home with the added benefit of a private rear garden.

This cosy home enjoys easy access to excellent transport links and a range of amenities. Uxbridge town centre, with its vibrant mix of shops, restaurants, and cafes, is just a short distance away. Additionally, the property is close to local parks and reputable schools, making it a great location for small families and professionals alike.

EPC: C  
Leasehold 173 Years Unexpired  
Ground rent £55.17 - No Service Charge  
Annual Building Insurance Premium



## Ground Floor



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>		72	75
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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
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.