



## 2 bed terraced house to buy in

Cowley Mill Road, Uxbridge, Hillingon, UB8 2QE

**£300,000** Starting Bid

 x2  x1  x1

Tenure

**Freehold**

On Street parking

## Property features

- ✓ Being sold via 'Secure Sale'
- ✓ Immediate 'exchange of contracts' available
- ✓ Two bedroom period house
- ✓ In need of full modernisation
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Description

Description - A two-bedroom period property in need of full modernisation, presenting an excellent opportunity for buyers looking to create a bespoke home or investment project. Retaining character and with plenty potential throughout, this property offers scope for comprehensive renovation and enhancement, making it ideal for those eager to put their own stamp on a charming home.

Accommodation - Providing accommodation that briefly comprises, living room, kitchen, inner hallway with access to the garden and bathroom. To the first floor there are two double bedrooms.

Outside - There is a private rear garden

Situation - Cowley Mill Road is located within easy reach of the town centre with a vibrant array of shops, restaurants and bars. Uxbridge station provides Piccadilly and Metropolitan line services to Central London. For the motorist the A40 is just a short drive away giving access to London and the M25. Brunel University is also nearby.

Terms And Notification Of Sale - Tenure: Freehold

Local Authority: London Borough of Hillingdon

Council Tax: C

EPC Rating: TBC

Council Tax Band: C

Tenure: Freehold

Price: Starting Bid £300,000

Property Type: Terraced House

Parking: On Street

Year built: 1895

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:

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