



Acer Avenue UB4 9NR

Located on the Glencoe development close to a Tesco superstore, public transport & the ever popular Yeading Marina is this 1 bedroom freehold house, presented for sale in good condition throughout. Accommodation comprises reception room, modern fitted kitchen with direct access to private rear garden, family bathroom & large double bedroom with fitted storage cupboard. Externally there are attractive & low maintenance front & rear gardens and allocated off-street parking.

Accommodation

1 Bed

End Of Terrace

Rear Garden

Allocated Parking

Double Glazing

Gas Central Heating

Ground Floor

living room - 11' 5" x 10' 5" (3.5m x 3.2m) Front aspect. double glazed windows, fitted carpet, double radiator, stairs to 1st floor.

reverse view -

kitchen - 10' 5" x 6' 10" (3.2m x 2.1m) Range of eye & base units, stainless steel single drainer sink unit with mixer tap, built in oven with 4 ring gas hob, extractor hood over, space & plumbing for washing machine & fridge freezer, tiled splash backs and flooring, rear aspect window and door leading to garden.

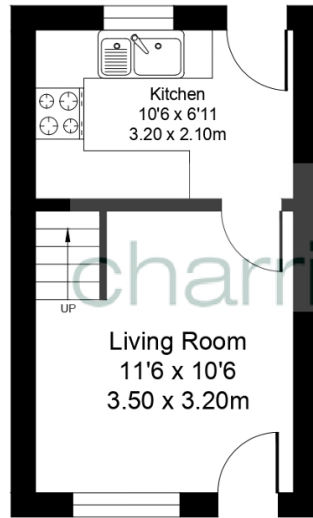
bedroom - 10' 5" x 9' 6" (3.2m x 2.92m) Front aspect window, fitted carpet, radiator, fitted wardrobes.

bathroom - 7' 6" x 5' 6" (2.3m x 1.7m) Rear aspect double glazed frosted window, panel enclosed bath with shower attachment, shower screen, pedestal wash hand basin with mixer tap, part tiled walls, low level wc, vinyl flooring, radiator, extractor fan, inset lighting.

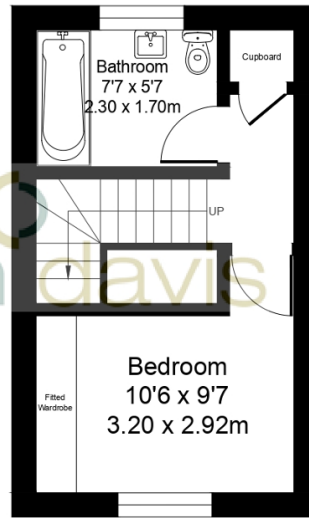
external - Range of eye & base units, stainless steel single drainer sink unit with mixer tap, built in oven with 4 ring gas hob, extractor hood over, space & plumbing for washing machine & fridge freezer, tiled splash backs and flooring, rear aspect window and door leading to garden.



Ground Floor
Approx. 18.4 sq meters (198.05 sq feet)



First Floor
Approx. 18.4 sq meters (198.05 sq feet)



Total Area Approx. 36.8 sq meters (396.11 sq feet)