



Gainsborough Road UB4 8NY

A well presented first floor flat located on quiet cul de sac in North Hayes. Having been refurbished throughout accommodation comprises open plan living room / kitchen, modern shower room, 2 double bedrooms and a useful boarded loft via pull down ladder. Further benefits include double glazing, gch, allocated parking and a new lease on completion ...AN IDEAL FIRST TIME BUY OR RENTAL INVESTMENT

Accommodation

a refurbished 2 bed first floor flat

excellent condition throughout

double glazing & gch

re fitted kitchen

modern shower room

boarded loft via pull down ladder

allocated parking

quiet cul de sac

Ground Floor

entrance hall - staircase leading to first floor with large overhead head storage are housing combi boiler

reception room / kitchen - 19' 8" x 12' 1" (6m x 3.7m) front aspect double glazing window, radiator, inset lighting, tiled flooring with under floor heating, range of eye & base level units, single drainer sink unit with mixer tap, built in oven & hob with extractor hood over, space & plumbing for washing machine, integrated fridge freezer, dishwasher & wall mounted boiler

reverse view -

kitchen -

bedroom 1 - 11' 1" x 10' 9" (3.4m x 3.28m) rear aspect double glazed window, radiator, tiled flooring with under floor heating

reverse view -

bedroom 2 - 11' 1" x 8' 4" (3.4m x 2.55m) rear aspect double glazed window, radiator, tiled flooring with under floor heating

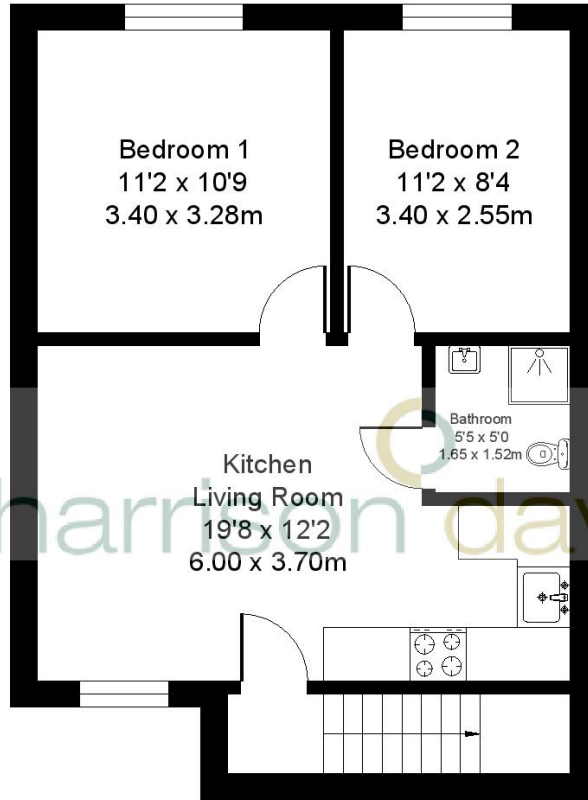
reverse view -

bathroom - 5' 4" x 4' 11" (1.65m x 1.52m) enclosed shower cubicle, inset wash hand basin with mixer tap & cupboards under, low level wc, tiled walls and floor with under floor heating, heated towel rail & extractor fan

loft - boarded and accessed via pull down ladder







Total Area Approx. 47.96 sq meters (516.33 sq feet)

Energy Efficiency and Environmental Impact

