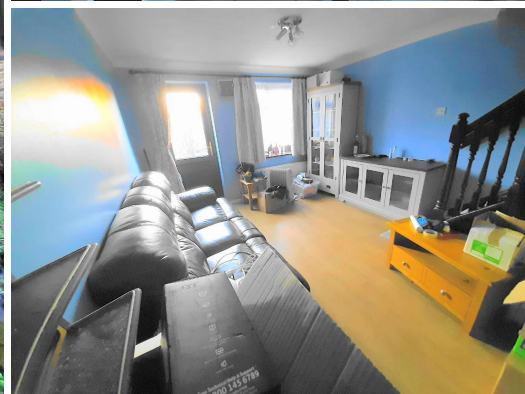


1 Bed Terraced House

£310,000



## Glencoe Road UB4 9SN

'Bovis' built 1 bedroom FREEHOLD house situated within a much sought after development close to Yeading Marina/Grand Union Canal & a 'Tesco' Superstore with main bus route links for Northolt station, Ealing, Heathrow, Southall and Hayes Town, access to the A40 London/Oxford and the Hayes-by-Pass to M4/M25.

The property is available with immediate vacant possession and comprises:- double glazed and enclosed porch, fitted kitchen, lounge, 1 double bedroom and a bathroom, outside you have a paved rear garden with a rear gate out to a residence car park with an allocated space.

**NO ONWARD CHAIN!**

## Accommodation

1 Bedroom House

**FREEHOLD**

'Bovis Built'

Gas Central Heating

Leaded Light Style Double  
Glazing

Private Rear Garden

**NO ONWARD CHAIN!**

Close to 'Tesco' and  
Yeading Marina

## Ground Floor

**Enclosed Porch** - 6' 4" x 3' 3" (1.95m x 1m) Double glazed, front door to:-

**Entrance Hall** - Radiator, solid tiled floor through to:-

**Fitted Kitchen** - 7' 8" x 7' 2" (2.35m x 2.2m) Range of matching wall & base units, stainless steel sink unit with mixer tap & tiled surround, fitted 'Neff' electric oven + microwave & separate gas hob with extractor fan, space for washing machine, wall mounted 'Vaillant' combination boiler, double glazed windows to front aspect.

**Lounge** - 14' 1" x 10' 9" (4.3m x 3.3m) Double radiator, solid wood flooring, double glazed windows to rear aspect, carpeted stairs to 1st floor, double glazed door to rear garden.

**Reverse View** -

**1st Floor/Landing** - Built-in storage cupboard.

**Double Bedroom** - 10' 11" x 10' 9" (3.35m x 3.3m) Double radiator, built-in cupboard, access to loft space, double glazed windows to rear aspect, laminate wood flooring.

**Reverse View** -

**Bathroom** - 7' 10" x 7' 0" (2.4m x 2.15m) White suite comprising:- 'whirlpool' style panelled bath + shower attachment & tiled surround, double radiator, hand wash basin, low level wc, double glazed windows to rear aspect.

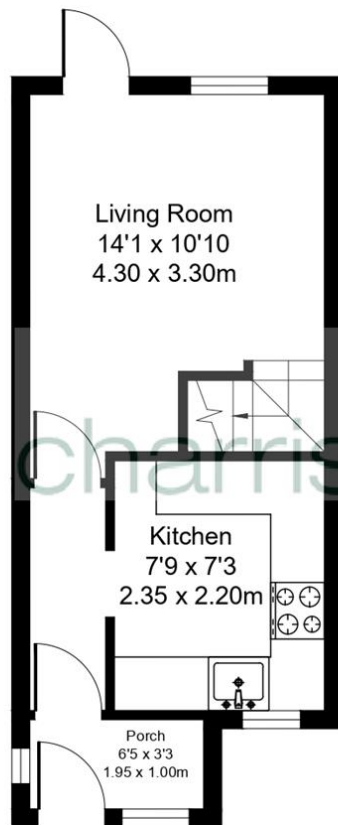
**Outside** - 40' approx paved rear garden with rear gate onto residence car park with an allocated space.



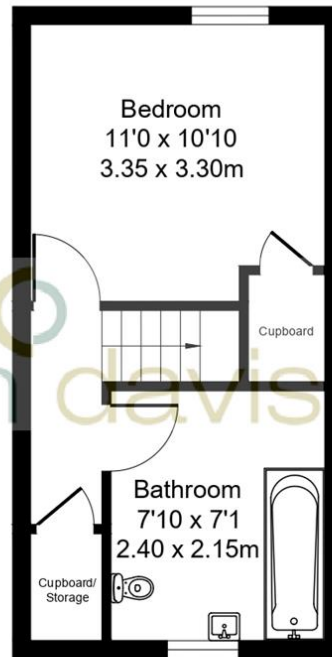




**Ground Floor**  
Approx. 24.91 sq meters (268.12 sq feet)



**First Floor**  
Approx. 22.77 sq meters (245.09 sq feet)



**Total Area Approx. 47.68 sq meters (513.21 sq feet)**

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92  A
81-91	B		
69-80	C	70  C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		