



Ash Grove UB3 1JR

3 BEDROOM HOUSE / AVAILABLE 1ST AUGUST 2024: A well presented 3 bedroom end of terrace house situated in a popular residential location convenient for local shops, Hayes Town , Stockley Business Park and golf course and easy access to the M4 / M25 motorway network.

This spacious property features a good size livingroom, three double bedrooms, fitted kitchen with intergrated appliances and a three-piece bathroom.

Externally there is off street parking to the front, rear garden and other benefits include gas central heating and double glazed windows.

- * Minimum Tenancy 6 Months
- * Deposit £2,000
- * Council Tax Band C

Accommodation

3 Bedroom End Terrace House

Convenient Popular Location

Spacious Accommodation

Quality Fitted Kitchen + Appliances

Gas Central Heating / Double Glazing

EPC Rating C

Ground Floor

Entrance Hall - Upvc front door

Living Room - 20' 4" x 11' 5" (6.2m x 3.5m) Laminate flooring, radiator and double glazed doors leading to rear garden.

Kitchen - 16' 0" x 7' 6" (4.9m x 2.3m) Fitted wall and base units with worktops to include a single drainer sink unit, gas hob, extractor fan hood, electric oven,fridge/freezer, washing machine, dishwasher, part tiled walls and splashbacks. Double glazed window to front aspect.



First Floor

Bedroom 1 - 12' 1" x 11' 5" (3.7m x 3.5m) Fitted Carpet, radiator and double glazed window to front aspect.

Bedroom 2 - 12' 5" x 11' 1" (3.8m x 3.4m) Fitted Carpet, radiator and double glazed window to rear aspect.

W.C - Part tiled walls. Pedestal hand basin and low level W.C.



Second Floor

Bedroom 3 - 10' 2" x 11' 5" (3.1m x 3.5m) Fitted Carpet, radiator, built in wardrobe and double glazed window to rear aspect.

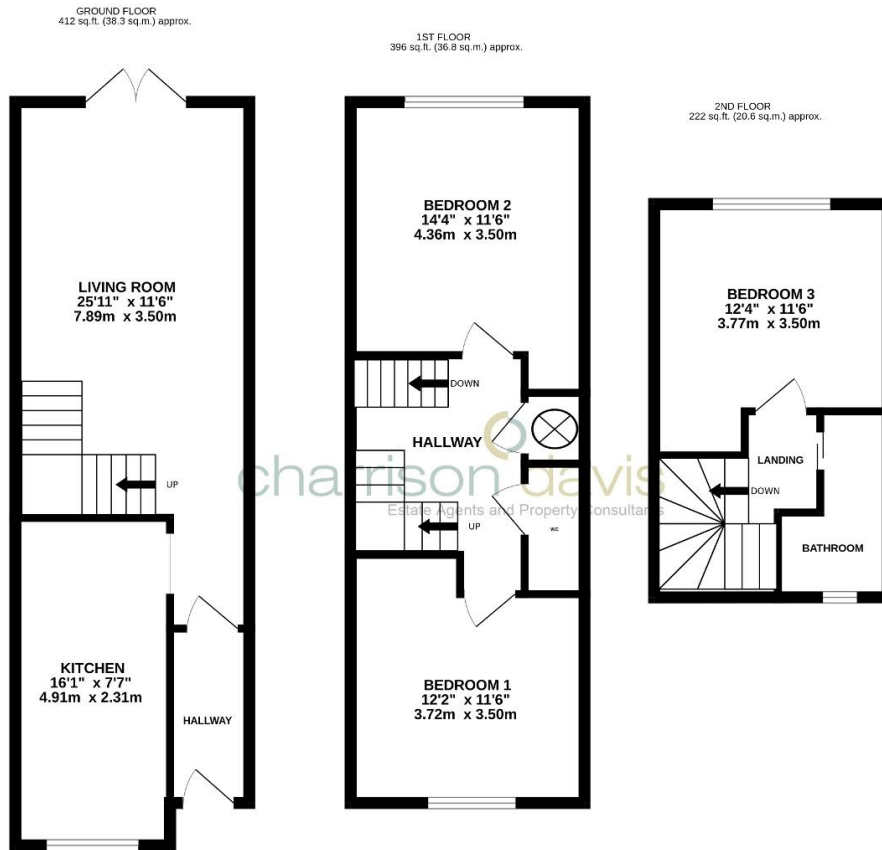
Bathroom - Panel enclosed bath with shower mixer taps, pedestal wash hand basin, low level wc, and window to front aspect.



Exterior

Outside Front - Off street parking

Outside Rear - Mainly laid to lawn with patio area.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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