

**IN SAME FAMILY OWNERSHIP
FOR OVER 20 YEARS**



The Property

SITUATION

Located close to the junction with Richmond Avenue, which in turn is just off the A315 (Staines Road) and approximately 1 ¼ miles from Feltham Mainline Station. Feltham lies approximately 13 miles south-west of central London, ideally situated for Heathrow Airport and benefitting from good road access to the motorway network via the M4 (Junction 3) and M25 (Junction 13).

PROPERTY

An unmodernised **2 Bedroom Semi-Detached House** planned on ground and first floors benefiting from gas central heating (not tested) and an **approx. 85 ft deep Rear Garden** with **Shed**.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

ACCOMMODATION*

Ground Floor

Lounge 10'0" x 13'4"
Kitchen 12'11" x 7'11"

First Floor

Bedroom 1 11'6" x 12'11"
Bedroom 2 9'11" x 7'0"
Bathroom/WC 5'8" x 5'0"

*Room sizes to maximum points

Note 1: There is potential to extend the property to the rear, create additional living space in the loft and provide off-street parking at the front, all subject to obtaining the necessary consents.

Note 2: We understand that No. 179 Northumberland Crescent (2 bed house in need of some improvements) is currently under offer at approx £220,000.

Vacant 2 Bed House

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS BORD**



JOINT AUCTIONEERS

George Eckert – Tel: 020 8883 3232
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VENDOR'S SOLICITORS

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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts