

# Lot 2

By Order of the Executors

4 Fairey Avenue, Hayes,  
Middlesex UB3 4NY

**GUIDE PRICE: £125,000**



**FIRST FLOOR MAISONETTE IN NEED OF SOME  
UPDATING**

This first floor two bedroom maisonette benefits from gas-fired central heating, security entry phone and double glazing although it would benefit from some updating throughout. The property offers two double bedroom accommodation and includes a section of its own garden. This maisonette will be of interest to investment purchasers and owner-occupiers and is being sold with the benefit of vacant possession. Fairey Avenue is a popular cul-de-sac located off the A437 North Hyde Road within easy access of the M4 and A40 road connections.

### ACCOMMODATION

First floor landing, bedroom one: 12'11" x 9'10", bedroom two 11'1" x 7'3", living room 16'5" x 11'5", kitchen 10'2" x 8'6", bathroom, half section of rear garden.

### TENURE

Leasehold – approximately 55 years unexpired

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Band: C

### VENDOR'S SOLICITORS

Julian Mullins, Turbervilles, Hill House, 118 High Street,  
Uxbridge, Middlesex UB8 1JT  
01895 201700

### VIEWING TIMES

By appointment through the Auctioneers

### JOINT AUCTIONEERS



Charrison Davis, 208 Manor Parade, High Street,  
Harlington UB3 5DS  
020 8897 1688

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN