

# Lot 8

## 77 Bengarth Road, Northolt, Middlesex UB5 5LJ

**GUIDE PRICE: £240,000**



### LINKED END OF TERRACE HOUSE WITH INVESTMENT INCOME

This double-fronted linked end of terrace house offers spacious three bedroom accommodation with a large garden and off-street parking to the front. The property is currently let on an Assured Shorthold Tenancy for a 12 month period from July 2009 at a rent of £1100 pcm (£13200 pa). We understand that the tenants wish to renew this tenancy. The property benefits from double glazing and gas-fired central heating and is presented in reasonable order throughout. Bengarth Road is located off Church Road within easy reach of Northolt and Hayes Town Centres.

#### ACCOMMODATION

Entrance hall, through living room, L-shaped kitchen/diner, first floor landing, bedroom one, bedroom two, bedroom three, bathroom, separate WC, off-street parking to front, rear garden approx 115' in depth with South facing aspect

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing: 020 8825 5000

Council Tax Band: D

#### VENDORS SOLICITORS

Neil Evans

Malcolm Dear Whitfield Evans

297-299 Kenton Lane

Harrow, Middlesex

020 8907 4366

#### VIEWING TIMES

Fri 2/7 @ 5pm, Thurs 8/7 @ 11am, Tues 13/7 @ 5pm

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN