

Lot 10

30 Spencer Street,
SOUTHALL, Middlesex UB2 5BH

GUIDE PRICE: £140,000 PLUS



END TERRACED HOUSE IN NEED OF COMPLETE REFURBISHMENT

This end of terrace freehold property that consists of 3-bedroom accommodation is in need of complete refurbishment and updating throughout. Our research shows that other units in the road have been converted into flats and therefore the property may offer this possibility subject to obtaining any necessary planning permission that may be required. Alternatively it could be refurbished as a family dwelling for investment or occupational purposes. The property is being sold with full vacant possession and will be of interest to developers, investment purchasers and owner/occupiers.



LOCATION

The property is situated within 1 mile of Southall Mainline Station that connects to Paddington and the West. There is also the Heathrow Express Connection from this station with access into Heathrow London Airport. Nearby major roads include the M4, A40, M25 and M40. Main industries in the Borough include distribution, education, health, hotels and catering. Spencer Street connects Dudley Road to Balfour Road.

ACCOMMODATION

Entrance hall, through living room 24' x 9' 9", dining room 10' x 7', kitchen 17' x 6' 6", bathroom, first floor landing, bedroom one 12' 6" x 10', bedroom two 12' x 6' 9", bedroom three 8' 9" x 7', garden approx 50' in depth.

TENURE

Freehold.

LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 0208 825 5000
Council Tax Band: C

POPULATION & EMPLOYMENT

Last recorded figures estimated that the London Borough of Ealing has a population of 300,000 inhabitants with a 67% employment rate.

VENDORS SOLICITORS

Browns of Burnham
98 High Street
Burnham
Bucks SL1 7JT

01628 660440

VIEWING TIMES

29th October 2007 @ 11am
1st November 2007 @ 11am
6th November 2007 @ 11am
8th November 2007 @ 11am