

# Lot 1

## 24 Gordon Road, Southall, Middlesex UB2 5QE GUIDE PRICE: £175,000



### THREE BEDROOM TERRACED HOUSE IN NEED OF UPDATING

This centre terraced turn of the century property benefits from gas-fired central heating although it is in need of a certain amount of updating throughout. The property consists of three bedroom accommodation and is being sold with the benefit of vacant possession. The property which also has a south facing garden is located off Lea Road within a mile of Southall Mainline Station and other local amenities. The house has been let and notice has been served. It is sold with the benefit of vacant possession with a longer completion date of 40 days from the auction date rather than the standard 28 days.

#### ACCOMMODATION

Entrance hall, living room, dining room, kitchen, bathroom, WC, first floor landing, bedroom one, bedroom two, bedroom three, south facing garden to rear.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing 020 8825 5000  
Council Tax Band: C

#### VENDOR'S SOLICITORS

Raj Nahar, G J Templemans, 49 Boston Road  
Hanwell W7 3SH  
Tel: 020 8566 1200

#### VIEWING TIMES

19/6, 26/6 & 3/7 – all at 10.30am

#### JOINT AUCTIONEERS

Rolfe Residential, 860 Uxbridge Road, Hayes,  
Middlesex UB4 0RP Tel: 020 8573 7320



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN