

**LOT  
3****By Order of the Executors****144 Lansbury Drive, Hayes, Middlesex UB4 8SG****Guide Price £275,000\*****CENTRE TERRACED DWELLING IN NEED OF UPDATING THROUGHOUT**

The property is situated in a popular location off the A4020 Uxbridge Road within easy reach of Hayes Town centre with its shops and main line station that also serves the Elizabeth Line. Uxbridge Town Centre with its major shopping facilities and Underground lines is within three miles. The area is well served by schools and bus services. Good road links are easily accessible including the A40 Western Avenue that connects to Central London, the M40 and the M25 London Orbital Motorway. The M4 and Heathrow London Airport are also within easy reach. The property is a mid terraced dwelling offering three bedroom accommodation with a ground floor shower room. The house also has a living room and kitchen. The property has gardens to the front and rear with potential for off street parking subject to obtaining any necessary consent that may be required. There are double glazed windows although the house is in need of complete updating and modernisation throughout. There is no installed heating system and fixtures and fittings are very dated. There may be room for a rear extension although again this is subject to obtaining any necessary consents that may be required. The house is sold with vacant possession and will be of interest to investment buyers and owner occupiers.

**ACCOMMODATION**

Sitting Room, Kitchen, Shower Room, Landing, Bedroom One, Bedroom two, Bedroom Three, Gardens.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Hillingdon

Council Tax Band C

EPC pending

**VIEWING TIMES**

Tuesday 30th January @ 11 - 11.30am

Saturday 3rd February @ 12 - 12.30pm

Thursday 8th February @ 11 - 11.30am

**STARTING BID****FINAL BID****NOTES**
 SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN