







Sipson Road, Sipson, UB7 0JB

- Two Bedrooms
- No Chain
- Private Separate Garden
- Large Reception Room
- Low Maintenance Charges
- First Floor Maisonette
- Good Condition Throughout
- Single Garage in Block
- Lease Over 900 Years
- EPC Rating TBC / Council Tax Band C

HUNTERS®
HERE TO GET *you* THERE

Asking Price £300,000

Sipson Road, Sipson, UB7 0JB

DESCRIPTION

Nestled on the charming Sipson Road in the UB7 0JB area, this delightful maisonette offers a perfect blend of comfort and convenience. Spanning an impressive 674 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking extra space.

Upon entering, you are welcomed into a spacious reception room that serves as a versatile living area, perfect for relaxation or entertaining guests. The layout is designed to maximise natural light, creating a warm and inviting atmosphere throughout. The property also boasts a well-appointed bathroom, ensuring all your essential needs are met.

Two of the standout features of this maisonette are the provision for parking, accommodating one vehicle, which is a valuable asset in this bustling area as well as having your own private garden. The location itself is highly desirable, offering easy access to local amenities, transport links, and green spaces, making it an excellent choice for those who appreciate both urban living and the tranquillity of nature.

This property presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of a well-designed home. Whether you are a first-time buyer or seeking a rental investment, this maisonette on Sipson Road is certainly worth considering.

Lease over 900 years









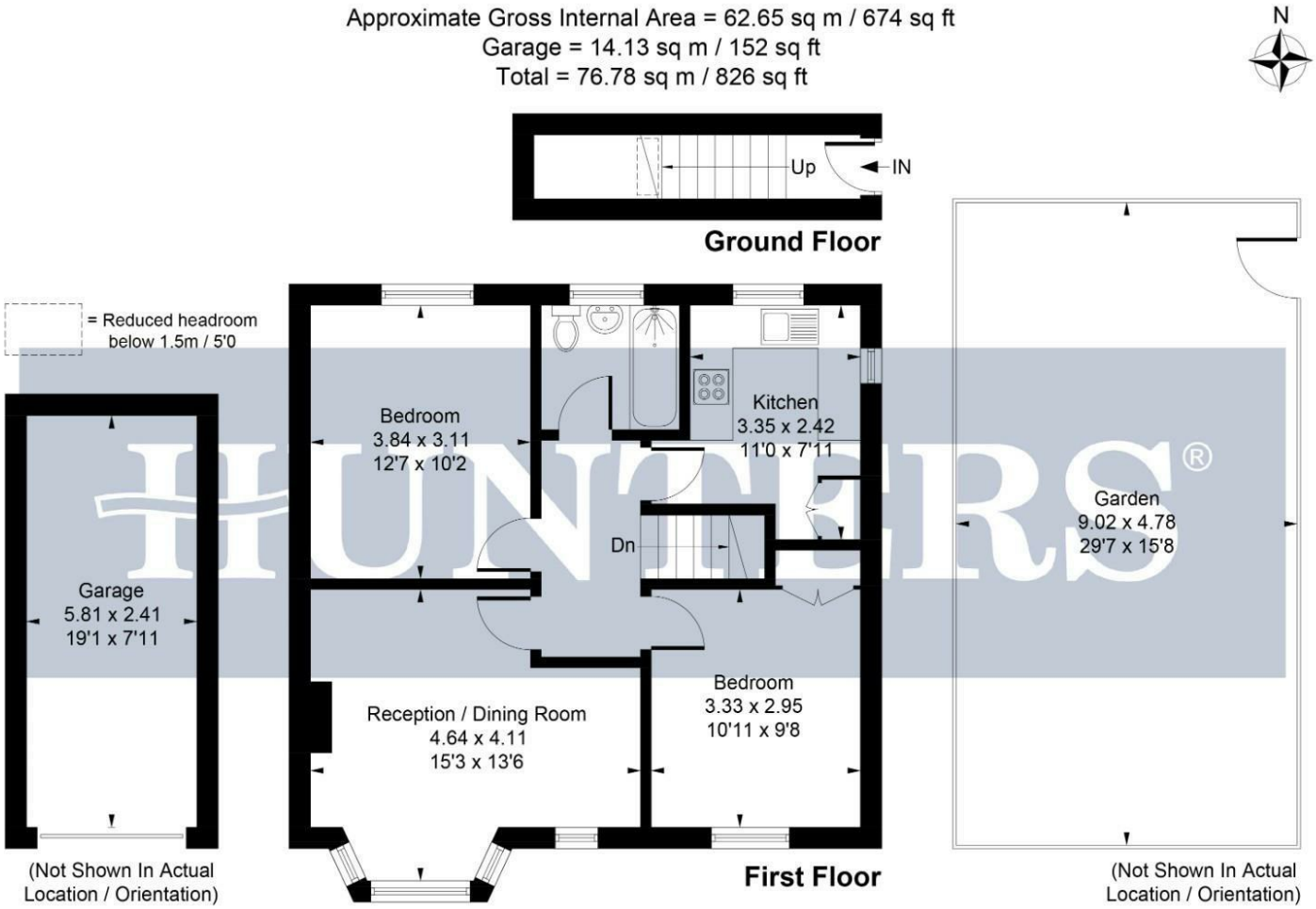





528



Approximate Gross Internal Area = 62.65 sq m / 674 sq ft
Garage = 14.13 sq m / 152 sq ft
Total = 76.78 sq m / 826 sq ft



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.This plan is for illustrative purposes only and should be used as such by any prospective purchase.

Produced for Hunters

Viewings

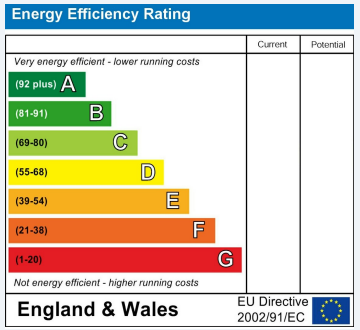
Please contact hayes@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

The Property Ombudsman

31 Coldharbour Lane, Hayes, UB3 3EB
Tel: 0208 848 0978 Email: hayes@hunters.com https://www.hunters.com

HUNTERS®
HERE TO GET *you* THERE