



## Yeading, Hayes

**£299,950 Freehold**

### A Great Start

This one bedroom starter home is located close to Yeading Marina and offers good access to local shops and transport links. Presented in good order this property would make the perfect first time home or a great investment. To the ground floor you will find reception room and fitted kitchen, the first floor offers master bedroom, bathroom and storage cupboard. This home also presents private gardens to the front and rear and further benefits from resident parking. Being sold with no onward chain this could be the ideal home for you.

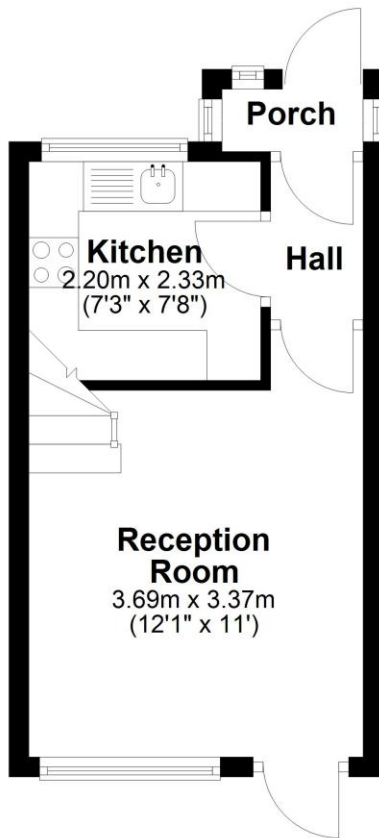
Ref: KARL000642

### Features

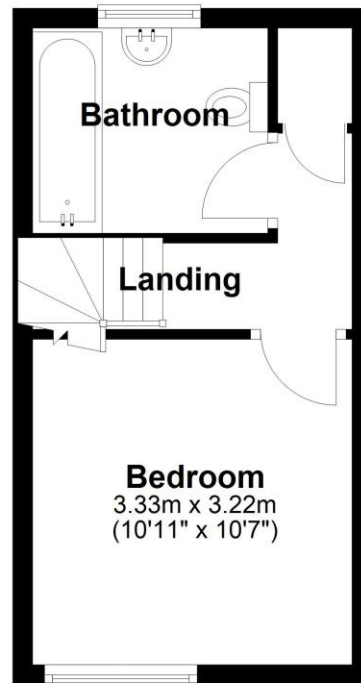
- House
- One Bedroom
- Reception Room
- Fitted Kitchen
- Bathroom
- Master Bedroom
- Cul-De-Sac Location
- No Onward Chain



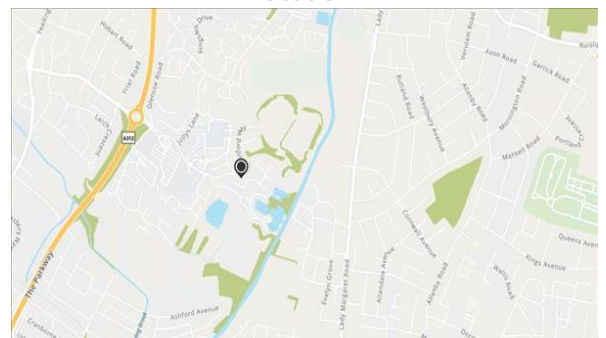
## Ground Floor



## First Floor



## Location



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
		<b>71</b>	<b>88</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	