



South Hayes

£425,000 Freehold

Set in a sought after pocket of South Hayes UB3.

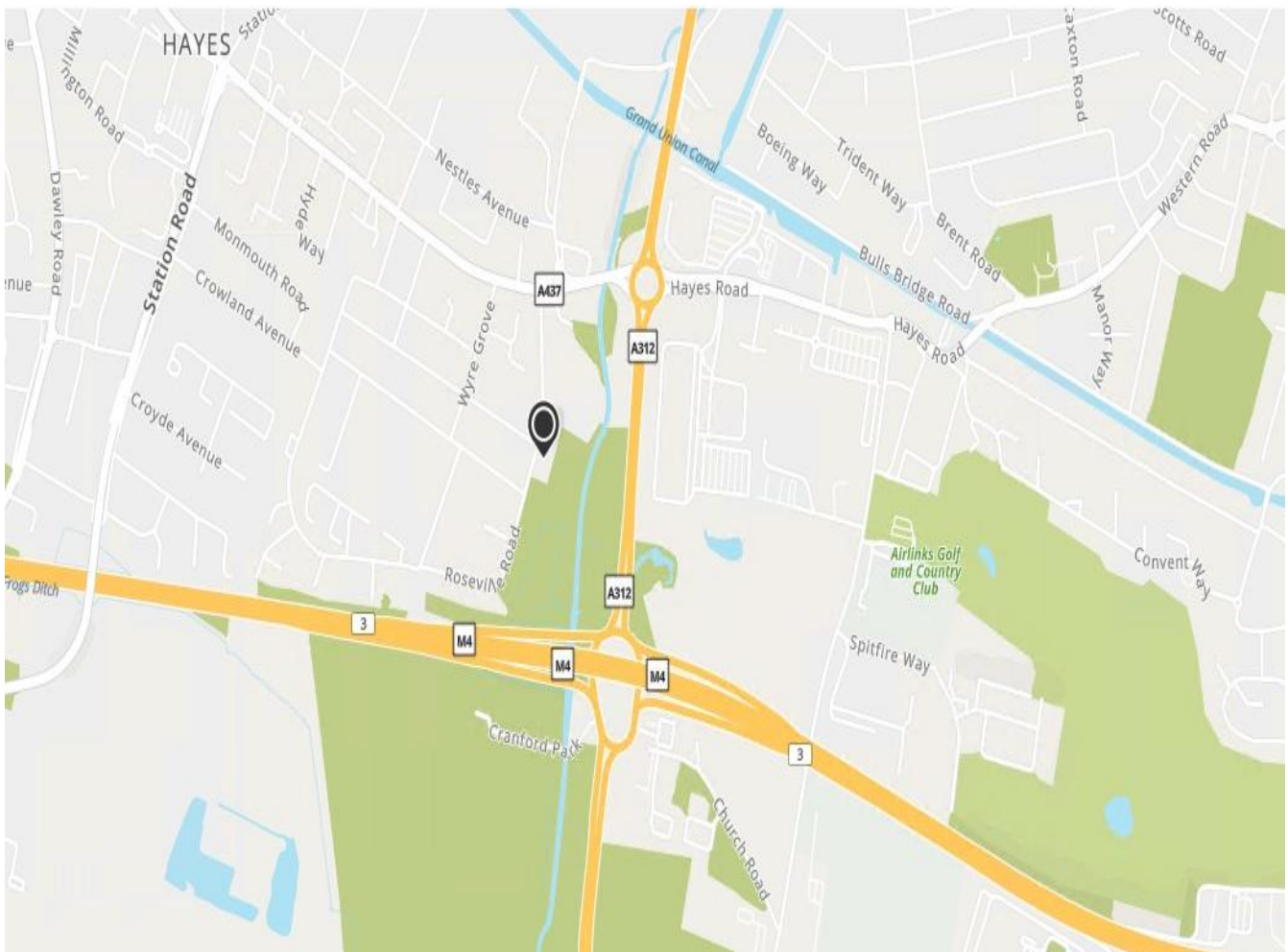
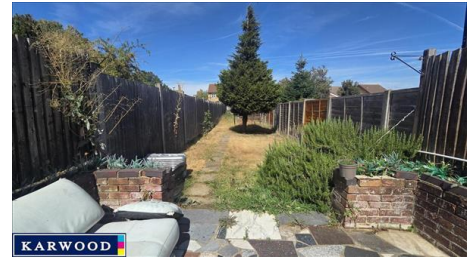
Located in a well-connected and increasingly sought after part of South Hayes UB3, this two bedroom home presents an exceptional opportunity for buyers looking to create something truly their own. The property requires some modernisation, making it ideal for those who want to refurbish, redesign, and add value. With its solid structure, traditional layout, and generous rear garden, the home offers a fantastic foundation for future improvement and expansion (subject to planning permission).

Features

- House
- Two Bedrooms
- Reception Room
- Kitchen Diner
- Shower Room
- Off Street Parking
- Great Location
- South Hayes

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KARWOOD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	74	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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

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