

# Lot 42

## 67 Ranelagh Road, Southall, Middlesex UB1 1DJ

**GUIDE PRICE: £240,000**



### **MODERN FOUR BEDROOM SEMI-DETACHED HOUSE WITH HMO LICENCE AND GUARANTEED RENTAL INCOME**

This modern semi-detached house offers three/four bedroom extended accommodation and benefits from gas-fired central heating and double-glazing. The property benefits from an HMO licence and is currently let on a guaranteed rent scheme until 31 March 2011 at a rent of £1100 pcm (£13,800 pa) and is sold with the benefit of this income. Ranelagh Road is situated off the Uxbridge Road and Southall Broadway with its shopping facilities and travel connections. The property will be of interest to investment purchasers.

#### **ACCOMMODATION**

Entrance hall, reception one 22'6 x 9'9, reception two 21'6 x 9'9, kitchen 10'9 x 8'6, first floor landing bedroom three 15'6 x 7'10, bedroom two 14' x 5', bedroom three 8'7 x 7'8, bathroom/WC, loft room 15'5 x 12'6, parking to front, garden to rear

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing Tel: 020 8825 5000  
Council Tax Band: E

#### **VENDORS SOLICITORS**

Mr K Dhaliwal  
Simon & Co,  
28 South Road,  
Southall,  
Middlesex UB1 1RR  
Tel: 020 8813 6061

#### **VIEWING TIMES**

By appointment through the Auctioneers

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN