

LOT  
**12**

By Order of The Government  
Legal Department



81 Lansbury Drive, Hayes,  
Middlesex UB4 8RW

**Guide Price: £195,000\***

## END OF TERRACED HOUSE IN NEED OF UPDATING THROUGHOUT



The property is an end of terraced house with off-street parking and has been extensively extended to the rear to provide an annexe or further internal living space. The property is situated just off the Uxbridge Road within walking distance of local shops and bus connections. Hayes and Uxbridge town centres are both within a couple of miles and good road links serve the area including the A4, A40, M4 and M25 motorways, as well as access to Heathrow London Airport. This lot is in need of updating and modernisation throughout. The property does benefit from double glazed windows and gas central heating, although the heating system has not been tested. This dwelling is sold with full vacant possession and will be of interest to investment purchasers and owner occupiers. **PLEASE NOTE THAT THIS LOT WILL NOT BE SOLD PRIOR TO AUCTION UNDER ANY CIRCUMSTANCES.**

### ACCOMMODATION

**Ground Floor:** Hall, Living Room, Dining Room, Kitchen, Conservatory, Annex Extension.

**First Floor:** Bedroom One, Bedroom Two, Bathroom/WC.

**Outside:** Front and Rear Gardens. Parking to Front

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

London Borough of Hillingdon 01895 250111  
Council Tax Band C

### VIEWING TIMES

Wednesday 11/10 @ 10am Tuesday 17/10 @ 10am Wednesday  
25/10 @ 10am

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN