

19 St John's Road, Southall, Middlesex UB2 5AN

**Guide Price £295,000\***

### THREE BEDROOM SEMI DETACHED DWELLING IN NEED OF MODERNISATION THROUGHOUT



The property is situated within easy reach of Southall Broadway with its shopping facilities and Elizabeth Line Station located on South Road. Additional shopping is also available at Greenford Broadway. Good road links are easily accessible including the A40 Western Avenue that connects to central London, the M40 and the M25 London orbital motorway. The M4 that connects to Heathrow London Airport and the West is also within easy reach. The area is well served by local bus routes, schools and recreational facilities. The property is a turn of the century semi-detached three bedroom house with two receptions and a ground floor bathroom. The house does benefit from gas-fired central heating and double glazing although it is in need of updating and modernisation throughout. There is a side pedestrian access. The house has an enclosed garden with a small brick built shed. There may be potential for off-street parking, subject to obtaining any necessary consent that may be required. The house is very centrally located within a short walk of the Elizabeth Line station. This dwelling will be of interest to investment buyers and owner occupiers. It is sold with vacant possession. **Please note that this lot is not open to pre-auction offers and will not be sold prior to auction under any circumstances. Any intending purchaser must register to bid in order to purchase. We remind all parties that bidding registration closes at 3pm the day before the auction.**

#### ACCOMMODATION

Porch, Entrance Hall, Front Reception Room, Rear Reception Room, Kitchen, Bathroom, Separate WC, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Gardens.

#### TENURE

Freehold

#### LOCAL AUTHORITY & TAX RATING

London Borough of Ealing

Council Tax Band C

EPC rating: D

#### VIEWING TIMES

Thursday 22nd May @ 11–11.30am

Saturday 31st May @ 10–10.30am

Wednesday 4th June @ 11–11.30am

Saturday 7th June @ 10–10.30am

OPEN SESSIONS – NO NEED TO CALL TO BOOK IN