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By Order of the Executors

3 Marlow Road, Southall, Middlesex UB2 4NS

**Guide Price £260,000\***

**CENTRE TERRACED DWELLING IN NEED OF UPDATING WITH INVESTMENT INCOME**



This centre terraced house is situated on the southern end of Southall within walking distance of the main line station serving the Elizabeth Line and within close proximity of Norwood Green. Good road links are easily accessible including the M4 that connects to Central London, the M25 London Orbital Motorway, Heathrow London Airport and the West. The A40 connecting London to the M40 and the Midlands is also within easy reach. The property consists of a three bedroom terraced dwelling with two reception rooms. The house is in need of updating and modernisation throughout although it does benefit from gas fired central heating. The house has a west facing garden to the rear. The property is currently let on an assured shorthold tenancy that we understand the tenants are holding over on a historic agreement at £525 per calendar month. We understand that the last agreement was for a term of three years from 6th June 2013 to the 5th June 2016 inclusive. The house is sold with the benefit of this income. There may be scope for further extension subject to obtaining any necessary consent that may be required. The property will be of interest to investment buyers.

**ACCOMMODATION**

Porch, Entrance Hall, Lounge, Dining Room, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Garden.

**TENURE**

Freehold

**LOCAL AUTHORITY & TAX RATING**

London Borough of Ealing

Council Tax Band: C

EPC rating: D

**VIEWING TIMES**

By appointment through the Auctioneers

**JOINT AUCTIONEER**

Daniel Paul, 168 Goldhawk Rd, White City, London W12 8HJ 0208 743 5254



STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN