



## Badgers Close, Hayes

- Two Bedrooms
- No Chain
- Front Garden
- Fitted Bathroom
- Ideal for First Time Buyers
- End of Terraced
- Allocated Parking Space
- Fitted Kitchen
- Quiet Cul De Sac Location
- EPC RATING: C

**Asking Price £365,000**



**Tenure: Freehold**

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# Badgers Close, Hayes

## DESCRIPTION

Situated on Badgers Close in Hayes is this two bedroom, end of terraced house being offered for sale with NO ONWARD CHAIN, situated in a quiet residential cul de sac. The property is ideal for first time buyers who are looking to step onto the property ladder or a good investment opportunity.

The property comprises porch, double reception room, fitted kitchen, two well sized first floor bedrooms, three piece bathroom suite and storage throughout. Outside the property has a front garden and behind the property a single allocated parking space.

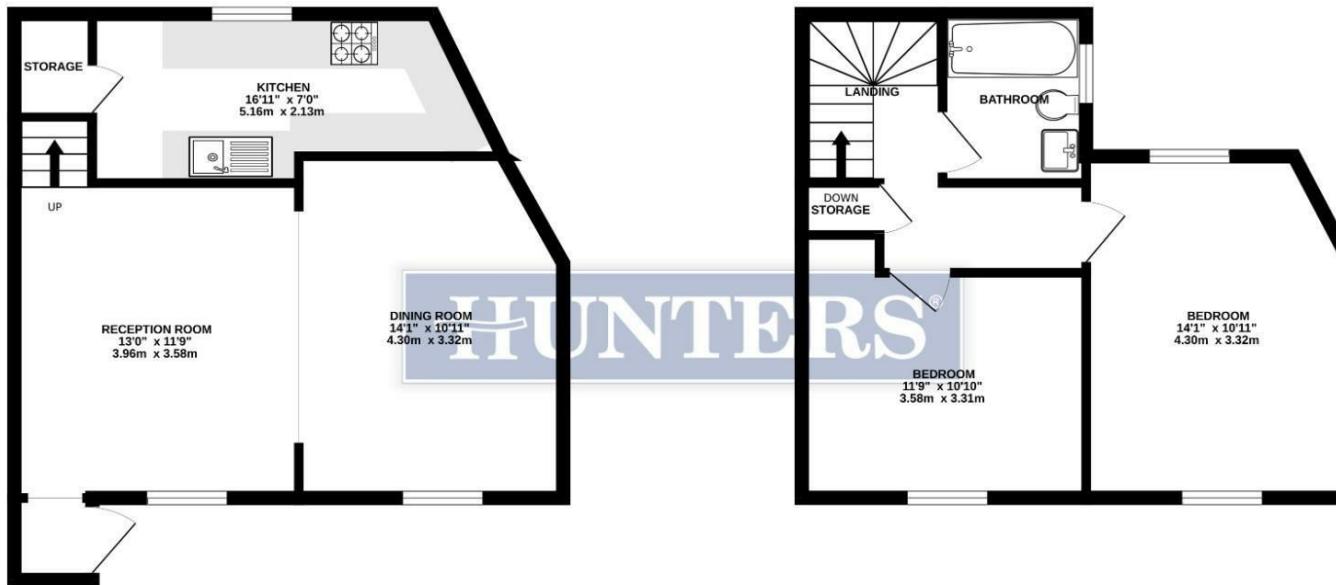
Badgers Close is situated in Hayes Town on quiet cul de sac. The property is within close proximity to local schools, transport links and amenities along with being within easy reach to Hayes Town providing a wide array of shopping facilities. The Elizabeth Line is nearby with greater access into London along with the M25/M4/A312 motor./dual carriageway links.

We are acting in the sale of the above property and have received an offer of £369,000. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place



GROUND FLOOR  
435 sq.ft. (40.4 sq.m.) approx.

1ST FLOOR  
383 sq.ft. (35.6 sq.m.) approx.



## Viewing

Please contact our Hunters Hayes Office on 0208 848 0978 if you wish to arrange a viewing appointment for this property or require further information.

31 Coldharbour Lane, Hayes, UB3 3EB

Tel: 0208 848 0978 Email:

hayes@hunters.com <https://www.hunters.com>



Council Tax:

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			86
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC
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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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