



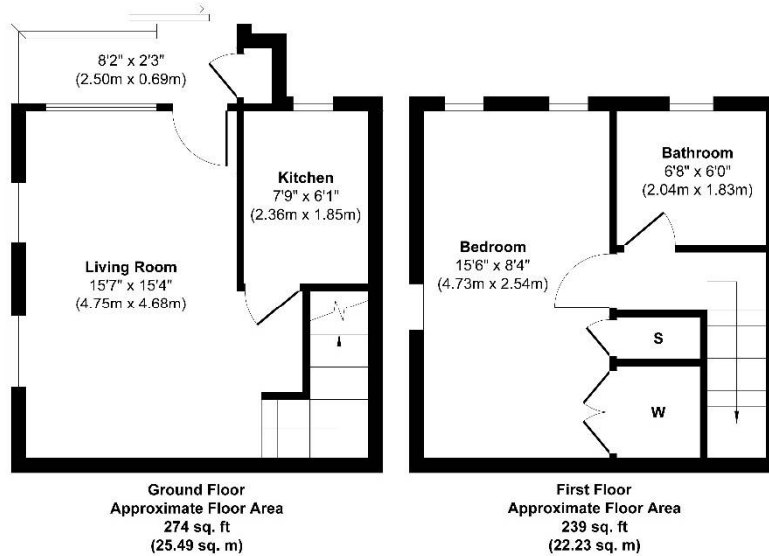
£325,000 Freehold

Badgers Close, Hayes, UB3

STARTER HOME!! Simple Estate Agents present to the market this one bed starter home. The property comprises of allocated parking, double glazed, electric heating to name a few. The property is located in a quiet cul de sac location close to bus stops, shops and local schools. Call now to book your viewing..

Badgers Close, Hayes, UB3

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Approx. Gross Internal Floor Area 513 sq. ft / 47.72 sq. m
Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Directions

UB3 3ES Coldharbour Ln, Hayes Head south-west on Coldharbour Ln towards Fairdale Gardens ? 0.1 mi At the roundabout, continue straight onto Botwell Ln ? 217 ft At the roundabout, take the 2nd exit and stay on Botwell Ln ? 0.2 mi At the roundabout, take the 1st exit and stay on Botwell Ln ? 0.3 mi At the roundabout, take the 2nd exit onto Botwell Common Rd ? 0.1 mi Turn right onto Badgers Cl ? 203 ft Turn right to stay on Badgers Cl Destination will be on the left ? 56 ft UB3 1LQ Badgers Cl, Hayes

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.