



## 2 bed terraced house to buy in

Rutland Road, Southall, London,  
Middlesex, UB1 2XT

**£295,000** Starting Bid

 x 2  x 2

Tenure

**Freehold**

Driveway parking

## Property features

- ✓ To Be Sold via Secure Sale
- ✓ Tenants in Situ with £14,760 Yearly Rental Income
- ✓ Potential to Extend STPP
- ✓ Freehold
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Other

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £295,000

This property will be legally prepared, enabling an interested buyer to secure the purchase immediately once their bid/offer has been accepted. The process is transparent and designed to provide speed, security and certainty for all parties.

Two-Bedroom Mid-Terrace – Auction Sale

An excellent opportunity to purchase a two-bedroom mid-terrace house via secure auction at a guide price of £295,000. Sold with tenants in situ (currently generating £14,760 per year), this freehold property offers strong potential to improve and add value, including the possibility to extend (subject to planning).

Featuring two bedrooms, a living area, kitchen, bathroom, and off-street parking, it's conveniently located near shops, schools, and transport links. Ideal for investors or buyers looking for a property with value and growth potential.

Council Tax Band: C

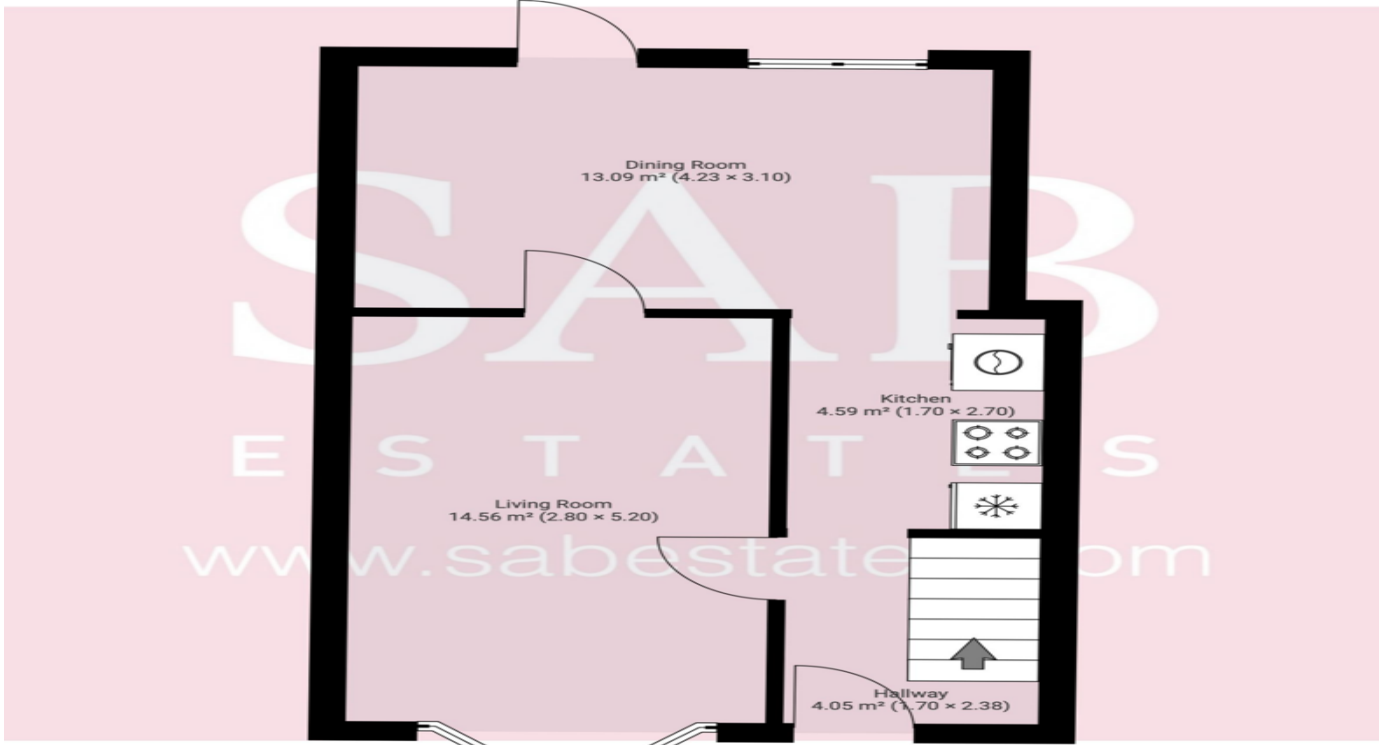
Tenure: Freehold

Price: Starting Bid £295,000

Property Type: Terraced House

Parking: Driveway

Heating: Other



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SAB ESTATES  
info@sabestates.com

236-238 Ruislip road, UB6 9RS Greenford, London  
www.sabestates.com

02085752929

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		86
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

Rutland Road, Southall, London, Middlesex, UB1 2XT

Contact your local branch today for more information on this property:

**1A Brackenthwaite, Leicester, Leicestershire, LE4 7GA, <https://laxmanrealestate.com/contact>**

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