



## 18 Rockingham Parade, Uxbridge, UB8 2UW

Welcome to your perfect one bedroom home!

This charming property is ideally located near Uxbridge Town Centre and the picturesque Fasnidge Park with its bowling green, tennis courts, and playground.

Inside, you'll find a bright living room for relaxing and entertaining, a well-equipped kitchen complete with a gas hob for cooking up delicious meals, a spacious bedroom for restful nights, and a well-maintained bathroom for your convenience.

With double glazing and gas central heating, you'll stay comfortable in any season.


You'll also have the convenience of your own private parking space!

This property is perfect for a single person or a professional couple and will be available from the first week of March.

Don't miss out on this wonderful opportunity - call now to arrange a viewing and secure your new home today!

- One Bedroom House
- Great Location near Uxbridge Town Centre
- Comfortable Living Room
- Well-equipped kitchen
- Spacious Bedroom
- Well-maintained bathroom
- Double Glazing and gas central heating
- One Parking Space
- Suitable for Professional Couple
- Available Early March

**£1,350**

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

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