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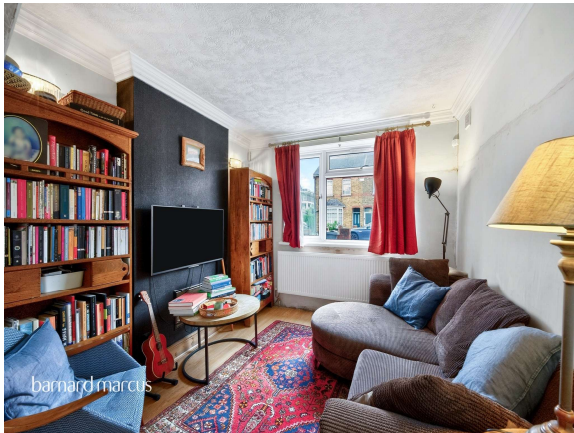
**Fruen Road, Feltham TW14 9NT**

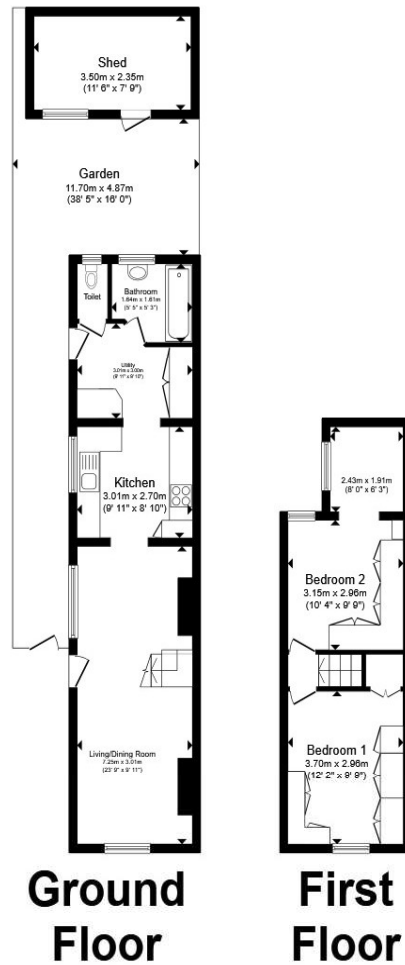
  
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**welcome to**

**Fruen Road, Feltham**

Two bedroom terraced home with excellent potential and significant investment already made, allowing a buyer to focus on cosmetic improvements. Features include a versatile additional room, rear garden with powered shed and a driveway with dropped kerb. Ideal first time buy or investment.





Total floor area 80.0 m<sup>2</sup> (861 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



A fantastic opportunity to acquire a two bedroom terraced home offering excellent potential, ideal for buyers looking to personalise and add their own style.

Significant investment has already been made in upgrading the property, allowing a new owner to focus on cosmetic improvements rather than major works. This creates an excellent balance between reassurance and the opportunity to make the home your own.

The ground floor accommodation comprises a living/dining room, kitchen, utility area, separate WC and a bathroom. To the first floor are two bedrooms, with the second bedroom benefitting from an additional adjoining room. This flexible space would be ideal as a child's room, dressing room, study or home office. Externally, the property features a generous rear garden leading to a powered shed, offering excellent potential for use as a home office, gym or workshop. To the front, the property benefits from a driveway with dropped kerb, providing off road parking for one vehicle.

Situated in a convenient residential location, the property is within easy reach of local shops, schools and amenities, along with good transport links, making it an attractive purchase for first time buyers, commuters and investors alike.

welcome to

## Fruen Road, Feltham

- TWO BEDROOM TERRACED HOME
- SIGNIFICANT IMPROVEMENTS ALREADY COMPLETED
- ADDITIONAL ROOM OFF BEDROOM TWO
- NEW A-RATED COMBI BOILER
- NEW FLAT ROOF OVER KITCHEN & UTILITY
- UPGRADED ELECTRICS UPSTAIRS
- REAR GARDEN WITH POWERED SHED
- DRIVEWAY WITH DROPPED KERB

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

# £390,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [barnardmarcus.co.uk/Property/FEL113637](https://www.barnardmarcus.co.uk/Property/FEL113637)



Property Ref:  
FEL113637 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnard Marcus is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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