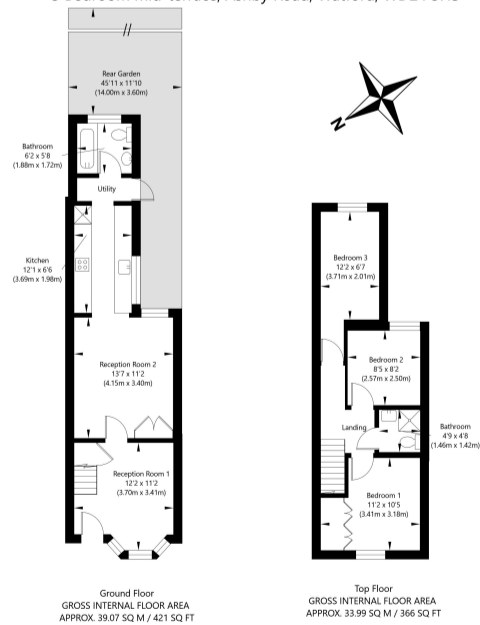




3 Bedroom mid-terrace, Ashby Road, Watford, WD24 5HS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 to 100)	A		
(81 to 91)	B		87
(69 to 80)	C		
(55 to 68)	D	66	
(39 to 54)	E		
(21 to 38)	F		
(1 to 20)	G		
Not energy efficient - higher running costs			
England, Wales & N.Ireland		EU Directive 2002/91/EC	



NEWLY REFURBISHED This lovely Victorian terraced home has been beautifully refurbished to a high standard. The ground floor comprises of two good sized reception rooms, a brand new, high specification kitchen and brand new, modern bathroom. The first floor offers three double bedrooms and a brand new shower room, all off the landing. Ashby Road is extremely popular, as housing is just built on one side of the road with views of the parkland opposite. As a result, parking is often easier here than on many of the adjoining roads. Watford Junction Station is less than a mile away. Early viewing is highly recommended. The property is sold with no onward chain.

Council Tax Band C £1,808.63

1. Money Laundering Regulations: Buyers will be asked to produce requested ID in order to meet these regulations.

2. We do our best to ensure our particulars are fair, accurate and reliable, but they are only a general guide to the property. Measurements are supplied for guidance only.

3. Buyers are advised to carry out a survey and service reports before finalising their offer to purchase.

4. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer of contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Marshall Vizard or its employees have any authority to make or give an representation or warranty in relation to this property.

5. This property is owned by one of the partners of Marshall Vizard.



ROOM DESCRIPTIONS

Reception Room One

3.41m x 3.70m (11' 2" x 12' 2") Carpeted, bay window to front aspect, radiator, two ceiling lights, understairs storage cupboard.

Reception Room Two

3.40m x 4.15m (11' 2" x 13' 7") Carpeted, bay window to front aspect, radiator, two ceiling lights, cupboard housing consumer units and meters.

Kitchen

1.98m x 3.69m (6' 6" x 12' 1") Tiled floor, part tiled walls, range of base and wall units, ample worktop space, one and a half sink drainer, integrated dishwasher, oven, hob and extractor fan, space for fridge/freezer, window to side aspect, spot lights, Worcester Bosch boiler in cupboard (approx 3 years old).

Utility Area

Washing machine, overhead storage cupboards and door leading to garden.

Bathroom

1.72m x 1.88m (5' 8" x 6' 2") Tiled floor, part tiled walls, low level W/C, panel bath with mixer taps, overhead shower, hand wash basin with vanity unit, heated towel rail, window to rear aspect, spot lights and extractor fan.

Landing

Carpeted stairway leading to landing, with access to loft, two ceiling lights.

Bedroom One

3.18m x 3.41m (10' 5" x 11' 2") Carpeted, window to front aspect, radiator, ceiling light and fitted wardrobes.

Bedroom Two

2.50m x 2.57m (8' 2" x 8' 5") Carpeted, window to rear aspect, ceiling light and radiator.

Bedroom Three

2.01m x 3.71m (6' 7" x 12' 2") Carpeted, window to rear aspect, ceiling light and radiator.

Shower Room

Off landing, tiled floor, part tiled walls, hand wash basin with vanity unit, low level W/C, walk in shower cubicle. spots, lights and heated towel rail.

Garden

3.60m x 14.00m (11' 10" x 45' 11") Paved area to side with outside tap. Please note the image shown currently is a computer generated image.