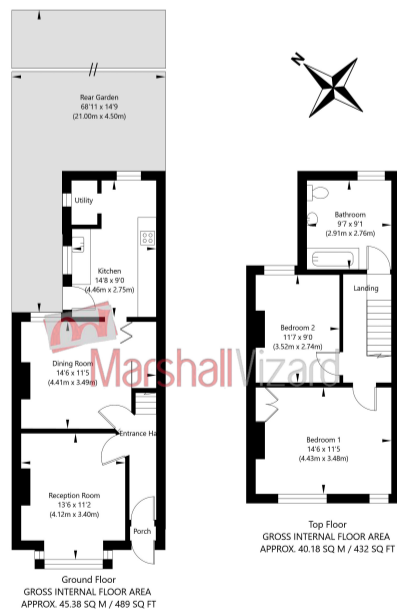




St James Rd Watford WD18 0DY



APPROXIMATE GROSS INTERNAL FLOOR AREA 85.56 SQ M / 921 SQ FT
 THIS FLOOR PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND
 SHOULD BE USED FOR THIS PURPOSE BY PROSPECTIVE APPLICANTS AS ITS NOT TO SCALE.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This two double bedroom, mid terrace house is in a quiet network of roads, close to Watford town centre, Watford Grammar School and Watford General Hospital.

***Please note that there is dry rot and damp work required at the property. The asking price reflects this and any potential buyer should consider this before putting an offer forward. We have quotes available for the work that we are able to share. The photos used for the marketing were taken prior to the intrusive investigation work being carried out.

To the ground floor is a porch area entrance hall, two separate reception rooms and a spacious kitchen. To the first floor are two bedrooms and a bathroom off landing. The property is sold with no upper chain and has great potential for improvement.

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.



ROOM DESCRIPTIONS

Front Garden

Enclosed.

Porch

Small porch area.

Entrance Hall

Laminate flooring, radiator, ceiling light.

Reception Room

3.40m x 4.12m (11' 2" x 13' 6") Laminate flooring, radiator, ceiling light, fireplace and window to front aspect.

Dining Room

3.49m x 4.41m (11' 5" x 14' 6") Laminate flooring, ceiling light, radiator, understairs storage cupboard, window to rear aspect.

Kitchen

2.75m x 4.46m (9' 0" x 14' 8") Laminate flooring, part tiled walls, radiator, white wall and base level units, space for washing machine, fridge, freezer and oven, sink and drainer, storage area to rear of kitchen with wall mounted boiler, windows to side and rear aspect.

Stairway

Carpeted, leading to landing with access to loft space and ceiling light.

Bedroom One

3.48m x 4.43m (11' 5" x 14' 6") Carpeted, ceiling light, radiator, built in storage cupboard, two windows to front aspect.

Bedroom Two

2.74m x 3.52m (9' 0" x 11' 7") Carpeted, ceiling light, radiator, window to rear aspect.

Bathroom

2.76m x 2.91m (9' 1" x 9' 7") Tile effect laminate flooring, part tiled walls, ceiling light, panel bath with mixer tap and shower attachment, pedestal hand wash basin, low level W/C, window to rear aspect.

Rear Garden

4.50m x 21.00m (14' 9" x 68' 11") Pretty rear garden with patio area, lawn and storage shed.