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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		89
(69-80)	C		
(55-68)	D		
(39-54)	E	55	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC



This pretty and well presented two bedroom mid terrace, period cottage is just a few minutes walk from Watford Junction Station and local amenities. The accommodation to the ground floor includes a spacious living room/dining room, a good sized kitchen and a modern bathroom, with two bedrooms on the first floor. The property has gas central heating, a low maintenance garden with a summer house / workshop and is eligible for permit parking. No onward chain.

Council Band C £1,897.32

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

Porch

Brick built porch with tiled floor, wall light, storage cupboard for shoes and boots, space to hang coats.

Open Plan Reception Room/Dining Room

3.24m x 7.46m (10' 8" x 24' 6") Engineered wood flooring, two ceiling lights, feature brick wall with fire place and hearth, two radiators, window to front aspect.

Kitchen

2.83m x 3.82m (9' 3" x 12' 6") Tiled effect flooring, spot lights, part tiled walls, range of base and wall units, integrated oven and electric hob, space for washing machine, fridge housed in cupboard, window to rear aspect. Lobby area with pantry style cupboard, door to garden and door to bathroom.

Bathroom

2.79m x 0.76m (9' 2" x 2' 6") Tile effect flooring, fully tiled walls, low level W/C, hand wash basin, panel bath with wall mounted shower head, spotlights, extractor fan, radiator, window to rear aspect.

Carpeted Stairway to Landing

Bedroom One

Carpeted, radiator, ceiling light, access to loft space via loft ladder, window to front aspect.

Bedroom Two

Carpeted, radiator, ceiling light, built in storage cupboard, window to rear aspect.

Garden

3.70m x 15.00m (12' 2" x 49' 3") Stable door from kitchen to low maintenance cottage style garden, with brick built summer house/office/workshop to rear.