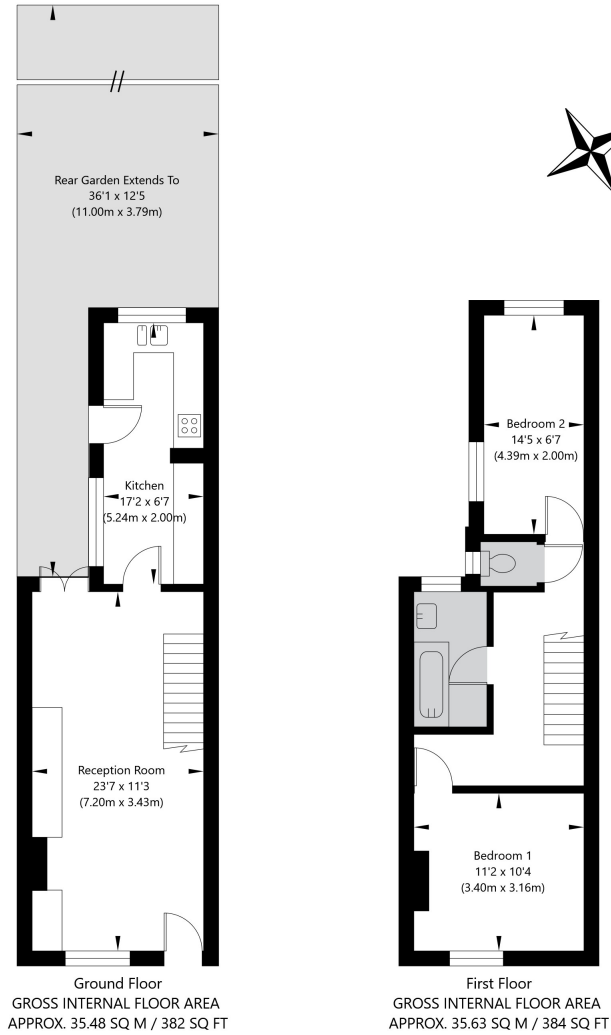





Terrace Gardens, Watford WD17 1RB



APPROXIMATE GROSS INTERNAL FLOOR AREA 71.11 SQ M / 766 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+) A	56	86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



****CHAIN FREE**** This super two bedroom and bathroom off landing, terraced house is ideally located in a quiet cul-de-sac, a very short walk from Watford Junction Station and the town centre. The ground floor provides a large open plan living room / dining room with doors giving access to the rear garden and a fitted kitchen. The first floor offers two bedrooms and a bathroom / separate WC, all off the landing. Externally is a low maintenance garden with rear gated access, the property is eligible for permit parking and comes to market with no onward chain.

Council Tax Band C £2,083.01

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 a representation or warranty in relation to this property.

ROOM DESCRIPTIONS

Reception Room

7.20m x 3.43m (23' 7" x 11' 3") Wood effect flooring, two radiators, feature fireplace with exposed brick wall, two ceiling lights, window to front aspect, doors to rear garden.

Kitchen

5.24m x 2.00m (17' 2" x 6' 7") Tiled floor, part tiled walls, range of wall and base level units, plentiful worktop space, space for fridge and freezer, washing machine, dishwasher, tumble dryer, oven with gas hob. Radiator, two ceiling lights, window to side and rear aspect, door to garden.

Carpeted Stairway to First Floor

Carpeted staircase, access to loft space, ceiling light, radiator.

Bedroom One

3.40m x 3.16m (11' 2" x 10' 4") Carpeted, ceiling light, radiator, window to front aspect.

Bedroom Two

4.39m x 2.00m (14' 5" x 6' 7") Carpeted, ceiling light, radiator, window to side and rear aspect.

Bathroom

2.76m x 1.45m (9' 1" x 4' 9") Tile effect flooring, part tiled walls, panel bath with taps and shower attachment, hand wash basin, heated towel rail, ceiling light, window to rear aspect.

WC

Low level WC, heated towel rail, ceiling light, window to side aspect.

Garden

Low maintenance garden with storage shed and rear gated access.