



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	59	
(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 presented in excellent condition. The property is located within walking distance of both Watford Met Line and Watford Junction stations and would make a fantastic first time purchase or investment. The ground floor comprises a front reception room, dining room, separate kitchen and a downstairs bathroom. Upstairs you will find two double bedrooms, both situated off of the landing. The property also has a lovely rear garden and period feature fireplaces throughout.

Council Band C £1897.32

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

Front Garden

Paved and fenced.

Reception Room

3.20m x 3.23m (10' 6" x 10' 7") Engineered oak flooring, feature fireplace, radiator, ceiling light, window to front aspect.

Dining Room

3.23m x 4.01m (10' 7" x 13' 2") Engineered oak flooring. feature fireplace, radiator, ceiling light, under stairs storage. door opening onto rear garden.

Kitchen

1.85m x 3.36m (6' 1" x 11' 0") Quarry tiled floor, part tiled walls, range of base and wall units, work top space, sink/drainage, integrated electric hob/oven and extractor hood, space for washing machine, dishwasher and fridge/freezer, wall mounted Worcester Bosch boiler, ceiling light, small breakfast bar, window to side aspect.

Bathroom

Tile effect flooring, part tiled walls, panel bath with mixer tap, shower attachment and overhead rain shower, hand wash basin, low level W/C, heated towel rail, ceiling light, window to rear aspect.

Bedroom One

3.321m x 3.23m (10' 11" x 10' 7") Wood effect flooring, over stairs storage cupboard, feature fire place, radiator, ceiling light, window to front aspect.

Bedroom Two

3.18m x 3.23m (10' 5" x 10' 7") Engineered oak flooring, feature fireplace, radiator, ceiling light, radiator, window to rear aspect.

Rear Garden

3.51m x 12.28m (11' 6" x 40' 3") Low maintenance, rear gated access, outside tap and garden shed.