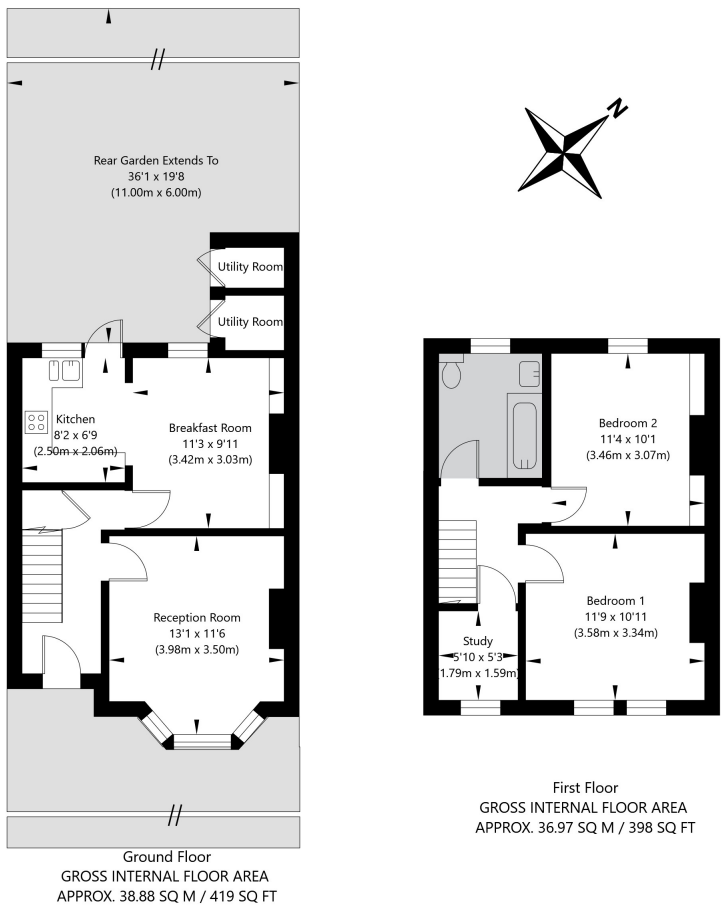




Bradshaw Road, Watford WD24 4DD



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

APPROXIMATE GROSS INTERNAL FLOOR AREA 75.85 SQ M / 817 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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****CHAIN FREE**** This two double bedroom and bathroom off landing Victorian terrace house is full of character and is ideally located on a quiet residential road, a short walk from Watford Junction Station and local amenities. The ground floor offers an entrance hall with good under stairs storage, a reception room to the front and an open plan kitchen/dining room to the rear. The first floor provides, two double bedrooms, a study and a bathroom all accessed from the landing. There is a private rear garden and on the road permit parking is available. This house comes to market chain free, early viewing is recommended.

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

Entrance Hall

Wood flooring, under stairs storage cupboard, ceiling light.

Reception Room

3.98m x 3.50m (13' 1" x 11' 6") Wood flooring, feature fireplace, bay window to front aspect, ceiling light and radiator.

Breakfast Room

3.42m x 3.03m (11' 3" x 9' 11") Wooden floor, feature fireplace, built in storage cupboards, window to rear aspect, ceiling light and radiator.

Kitchen

2.50m x 2.6m (8' 2" x 8' 6") Tiled floor, part tiled walls, range of wall and base level units, work top space, oven hob and extractor hood, one and a half ceramic sink/drainers. Space for fridge and dishwasher, ceiling light, window to rear aspect. Door to garden.

Bedroom One

3.58m x 3.34m (11' 9" x 10' 11") Wood flooring, feature fireplace, window to front aspect, ceiling light, radiator.

Bedroom Two

3.46m x 3.07m (11' 4" x 10' 1") Wood flooring, feature fireplace, window to rear aspect, ceiling light, radiator.

Study

1.79m x 1.59m (5' 10" x 5' 3") Carpeted, window to front aspect, ceiling light, radiator.

Bathroom

2.50m x 2.05m (8' 2" x 6' 9") Part tiled walls, panel bath with mixer tap and shower attachment, hand wash basin with vanity storage, low level WC, window to rear aspect, heated towel rail, ceiling light.

Garden

Private rear garden with patio area, shrubs, rear gated access. Outbuilding with power and plumbing for washing machine, space for fridge freezer and gas central heating boiler.