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





This spacious and well presented three bedroom mid terraced house, is situated on a quiet residential road in North Watford, within walking distance of Watford Junction. The ground floor comprises of an entrance hall, a large open plan reception room / dining room and modern, fitted kitchen. To the first floor are two double bedrooms, a single bedroom and a family bathroom. The property is double glazed and has gas central heating and permit parking is available. Externally, is a 50ft garden with rear gated access. The property comes to market with no onward chain.

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



## ROOM DESCRIPTIONS

### Entrance Hall

Laminate wood effect flooring, ceiling light, radiator.

### Reception Room

4.01m x 3.14m (13' 2" x 10' 4") Laminate wood effect flooring, bay window to front aspect, ceiling lights, wall light, radiator and built in storage.

### Dining Room

3.14m x 3.81m (10' 4" x 12' 6") Laminate wood effect flooring, window to rear aspect, ceiling light, radiator and under stairs storage cupboard.

### Kitchen

2.39m x 4.07m (7' 10" x 13' 4") Tiled flooring, part tiled walls, a range of Beech coloured wall and base level units with contrast worktops. sink/drain, integrated gas hob, oven and extractor hood, space for fridge freezer and washing machine, spot lights, wall mounted boiler, window to rear aspect and door to garden.

### Landing

Carpeted stairway to landing with storage cupboard, ceiling light and access to loft.

### Bedroom One

3.51m x 3.94m (11' 6" x 12' 11") Laminate wood effect flooring. ceiling light, radiator, two windows to front aspect.

### Bedroom Two

2.43m x 3.83m (8' 0" x 12' 7") Carpeted. ceiling light, radiator, window to rear aspect.

### Bedroom Three

2.40m x 2.48m (7' 10" x 8' 2") Carpeted, ceiling light, radiator, window to rear aspect.

### Bathroom

Vinyl flooring, part tiled walls, panel bath with mixer tap and electric shower, low level W/C, hand wash basin with vanity unit, spot lights and extractor fan.

### Garden

4.50m x 15.00m (14' 9" x 49' 3") Patio, lawn, garden shed, outside tap and rear gated access.