



APPROXIMATE GROSS INTERNAL FLOOR AREA 99.49 SQ M / 1071 SQ FT
 APPROXIMATE GROSS INTERNAL FLOOR AREA EXCLUDING RESTRICTED HEIGHT 81.44 SQ M / 876 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.
 (c) AMBERSHORE PIX LIMITED / PHOTO - VIDEO - FLOOR PLANS / 0800 999 1577 / WWW.AMBERSHOREPIX.CO.UK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			86
(69-80) C			
(55-68) D			
(39-54) E		50	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



This super two double bedroom end of terrace house with useable loft space is situated on popular Ridge Street, within easy reach of local amenities, good schools, commuter links M1, M25, A41 and walking distance to Watford Junction Station.

To the ground floor are two spacious reception rooms and a kitchen to the rear. The first floor has two double bedrooms and a family bathroom, the useable loft space is accessed from the rear bedroom via a carpeted stairway. The garden is low maintenance with useful storage shed/workshop. The property has potential for some internal improvements which will add value and comes to market with no upper chain.

Council tax 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

Enclosed by a wall with steps leading up to the front door.

Reception Room

3.35m x 5.04m (11' 0" x 16' 6") Laminate wood effect flooring, bay window to the front aspect, ceiling light, radiator, built in storage cupboards, feature fireplace mantel with fire.

Dining Room

3.35m x 3.57m (11' 0" x 11' 9") Laminate wood effect flooring, window to rear aspect, ceiling light, radiator, under stairs storage.

Kitchen

1.99m x 3.72m (6' 6" x 12' 2") Quarry tiled floor, part tiled walls, range of white wall and base level units, ample work top space, sink/drainage, space for fridge freezer, washing machine and oven. Potterton boiler in cupboard, radiator, ceiling light and door to rear garden.

Bedroom One

3.36m x 3.55m (11' 0" x 11' 8") Carpeted, radiator, ceiling light, fitted wardrobes with a carpeted stairway leading to useable loft space, window to rear aspect.

Bedroom Two

3.26m x 3.35m (10' 8" x 11' 0") Carpeted, radiator, ceiling light, window to front aspect.

Loft Space

3.35m x 3.67m (11' 0" x 12' 0") Carpeted with lights, power and Velux style window.

Bathroom

1.97m x 2.41m (6' 6" x 7' 11") Part tiled walls, hand wash basin, low level W/C, panel bath with wall mounted shower, radiator, cupboard containing hot water tank, window to rear aspect.

Rear Garden

4.00m x 12.00m (13' 1" x 39' 4") Paved with astro turf, raised beds, a pretty climbing shrub, a good sized storage shed/workshop plus two smaller sheds, side gated access to road, outside power and garden light.