



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	85
(81-91)	B	
(69-80)	C	61
(55-68)	D	
(39-54)	E	61
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



This beautifully presented, two double bedroom, mid terrace, period cottage is located in the quiet cul-de-sac of Bedford Street. Situated perfectly for commuters with Watford Junction station just minutes away. The ground floor accommodation consists of a large, open plan living room / kitchen, a bathroom and access to the basement. The first floor offers, two double bedrooms off the landing and a shower room. In addition, to the rear there is a pretty and secluded garden with rear gated access. The property is eligible for permit parking early viewing is recommended.

Council Band C £1,897.32

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

Porch

Tiled flooring, spot lights, ample space for storage (shoes/coats), window to side aspect.

Open Plan Kitchen/Reception Room

6.85m x 3.60m (22' 6" x 11' 10")

Reception Room:

Wood effect flooring, spot lights, radiator, window to front aspect.

Kitchen:

Wood effect flooring with underfloor heating, range of base and wall units, contrast worktops, sink/drain, oven, gas hob, extractor hood, space for dishwasher, window to rear aspect, door to basement (and washing machine).

Rear Lobby

Tiled flooring with underfloor heating, space for fridge/freezer, door to garden.

Downstairs Bathroom

Tiled flooring with underfloor heating, low level W/C, panel bath with mixer tap and overhead electric shower, hand wash basin, spot lights, heated towel rail, window to rear aspect.

Stairway to Landing

Carpeted with access to loft space, radiator, spot lights.

Bedroom One

3.63m x 3.55m (11' 11" x 11' 8") Carpeted, radiator, ceiling light, window to front aspect.

Bedroom Two

4.08m x 3.19m (13' 5" x 10' 6") Carpeted, radiator, ceiling light, window to rear aspect.

Shower Room

Walk in shower with rain shower and shower attachment, hand wash basin with vanity unit, low level W/C, heated towel rail, spot lights, extractor fan, window to rear aspect.

Basement

3.56m x 3.53m (11' 8" x 11' 7") With power.

Rear Garden

Patio area, raised planters, astro turf, shrubs, outside light, plug socket and tap, double gates to top of garden plus side gated access.