




Terrace Gardens, Watford WD17 1RB



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		<b>91</b>
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>70</b>	
(55-68)	<b>D</b>		
(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 

APPROXIMATE GROSS INTERNAL FLOOR AREA 56.04 SQ M / 603 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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This character, two bedroom terraced house is located in a quiet cul-de-sac, a short walk from Watford Junction Station and the town centre. Upon entry the ground floor offers, a reception room with feature fireplace, a large kitchen / diner with a door to the rear garden, plus a stylish bathroom with roll top bath. The first floor provides two bedrooms and access to loft space. Externally is a pretty rear garden and permit parking is available. This property comes to market with no onward chain.

Council Tax Band C - £1,987.82

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

### Reception Room

3.67m x 3.70m (12' 0" x 12' 2") Carpeted, radiator, ceiling light, feature fireplace, window to front aspect and door to kitchen.

### Kitchen/Diner

Wood effect flooring, part tiled walls, range of white gloss base and wall units with contrast worktops, radiator, two ceiling lights, one and a half ceramic sink/drainers, integrated electric hob, oven and extractor hood, space for washing machine, dishwasher, fridge freezer and table, feature fireplace, doors to bathroom, first floor and rear garden.

### Bathroom

1.94m x 2.52m (6' 4" x 8' 3") Tiled flooring and part tiled walls, roll top bath with mixer tap and shower attachment plus overhead rainfall shower, low level W/C, hand wash basin, heated towel rail, extractor fan, ceiling light, radiator, window to side aspect.

### Carpeted Stairway to First Floor

#### Bedroom One

3.58m x 3.70m (11' 9" x 12' 2") Carpeted, ceiling light, radiator, feature fireplace, window to front aspect.

#### Bedroom Two

2.70m x 2.70m (8' 10" x 8' 10") Carpeted, ceiling light, radiator, cupboard with boiler, access to loft space, window to rear aspect.

#### Garden

3.70m x 11.00m (12' 2" x 36' 1") Pretty courtyard garden, brick storage shed and gated rear access.