



Fennycroft Road, Gadebridge, HP1 3NS
Asking price £190,000

Sears & Co
estate & letting agents

A well presented, one bedroom ground floor maisonette that was redecorated and fitted with new carpets early in 2025 the property also has the added benefit of a PRIVATE REAR GARDEN and an extended lease with an unexpired term of 172 years. Accommodation includes an entrance area, SPACIOUS living room, FITTED kitchen, bathroom and a bedroom. Externally the property further benefits from a private garden. Contact Sears & Co to arrange a viewing. Council tax band B.

Front Door

Entrance Area

Access to the living room.

Living/Dining Room

Double glazed window. Store cupboard. Radiator. Access to the bedroom & inner hallway.

Bedroom

Double glazed window. Radiator. Store cupboard.

Inner Hallway

Access to the kitchen & bathroom. Double glazed door leading to the garden.

Kitchen

Double glazed window. Refitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Integrated oven with gas hob and extractor over. Space for a free standing fridge freezer and washing machine. Tiled flooring. Tiling to splash back areas.

Bathroom

Double glazed window. Fitted with a three piece suite to include a panel enclosed bath with glass screen and shower over, cabinet enclosed wash hand basin and a w/c. Tiled flooring. Partially tiled walls. Chrome heated towel rail.

Externally

A private garden accessed via the door from the inner hallway. The garden is laid with areas of hard standing and lawn with a pathway to the gardens end. Enclosed by a mixture of timber panel fencing and part walled. gated rear access.

Lease & Charges

The owner has advised the property is subject to a buildings insurance charge totalling £87.51 during the next 12 months and ground rent charges of £10 per year. The property was also subject to landscaping charges of £65.92 during the last 12 months. The property also has approximately 172 years remaining on the leasehold. All information should be confirmed with a solicitor prior to exchange of contracts.

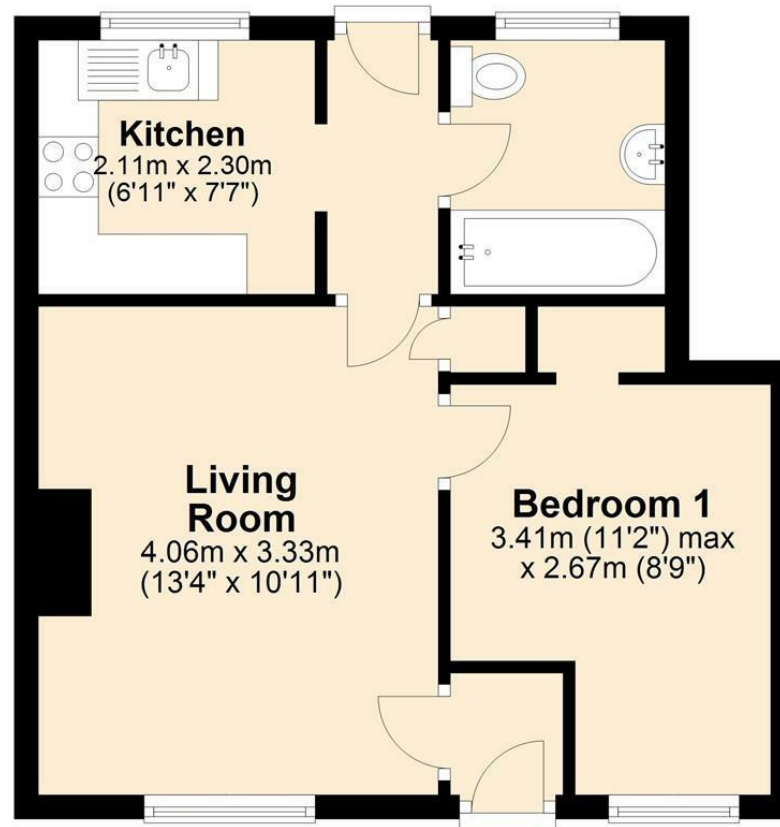


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www.searsandco.co.uk call: 01442 254 100

Ground Floor

Approx. 35.7 sq. metres (384.7 sq. feet)



Total area: approx. 35.7 sq. metres (384.7 sq. feet)

All measurements and information on this plan are approximate and the plan itself is provided for illustrative purposes only.
Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

