





**Offers in the Region
Of £264,000**

Situated within walking distance of Hemel Old Town this spacious first floor property boasts three generous bedrooms, a large lounge, refitted kitchen dining room and a luxury refitted bathroom. With gas central heating and UPVC double glazing. With low service costs and a 93 year lease this would be an ideal first time or investment purchase.

Property Description

Entrance

Front door with security entrance phone, stairs to all floors.

Entrance Hall

Hardwood front door opens to the entrance hall with large walk in storage cupboard, radiator.

Lounge

Double glazed window with lovely views, radiator, TV point.

Kitchen/Diner

A refitted kitchen dining room offering a wide range of base and eye level storage units, ample work surface areas with matching upstands, inset single drainer single drainer sink unit with mixer tap set below a double glazed window to the front. Built in four ring gas hob with electric oven below and canopy extractor over, plumbing and space for a washing machine, cupboard housing wall mounted gas boiler, pull out larder cupboard, space for dining table, radiator.

Bedroom One

Double glazed window to the rear, radiator, range of built in wardrobes with sliding mirrored fronts.

Bedroom Two

Double glazed window to the rear, radiator.

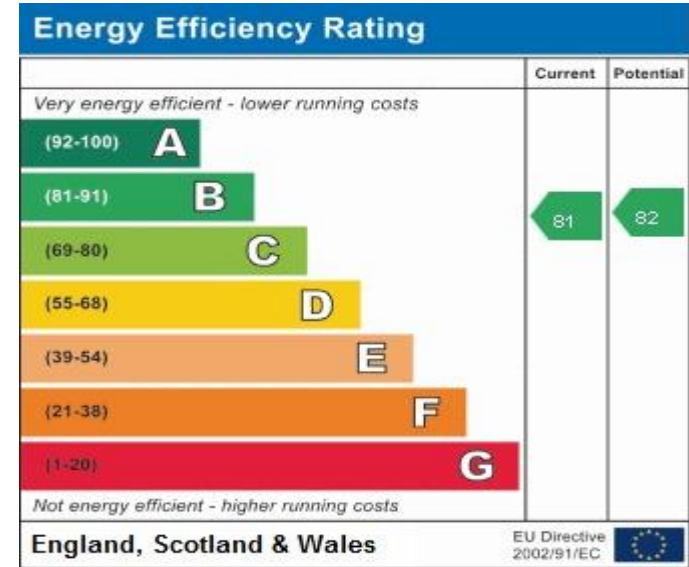
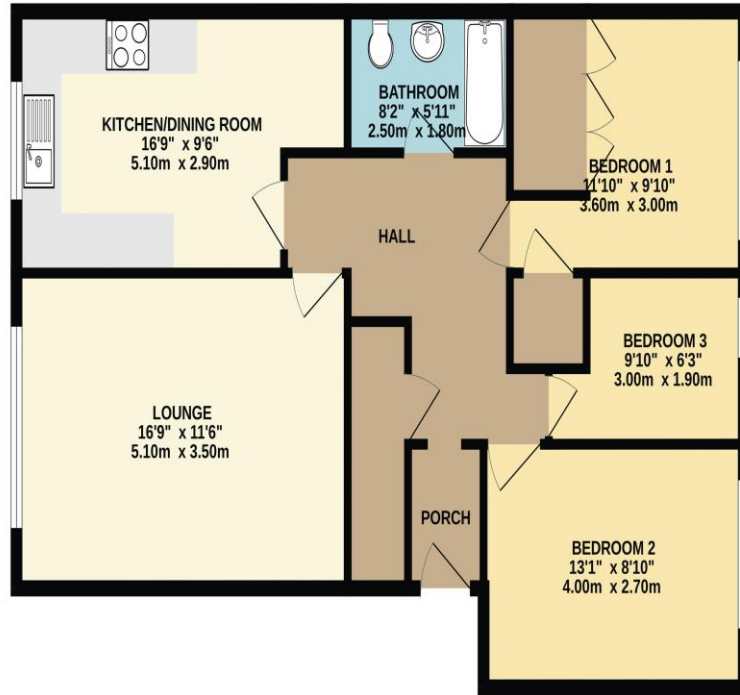
Bedroom Three

Double glazed window to the rear, radiator.

Family Bathroom

A luxury refitted suite comprising a low level WC and wash hand basin with mixer tap housed in a vanity unit and surround with storage cupboards below, bath with mixer tap, separate power shower over with hand held shower attachment and fixed rainfall shower head, tiled surrounds, extractor fan, recessed spot lighting and heated chrome towel rail.

GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 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. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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