**Castle Street** Berkhamsted HP4 2BQ



1 Bedroom





2 Reception Rooms







EPC Band D

**Guide Price** £395,000 Freehold













Excellent opportunity to acquire a double fronted character property currently used as a barber shop, but with potential to convert to a residential property (Subject to the necessary consents).

## Description

Situated just off Berkhamsted High Street this freehold Graded II Listed retail unit is offered in good condition with a double fronted glazed character facade with central entrance door.

Castle Street is a pleasant and sought after road in the Conservation area and is within walking distance of the town centre amenities and the mainline station. Easy access can be gained to the A41 bupass, which links to the M25 motorway and the mainline railway station.

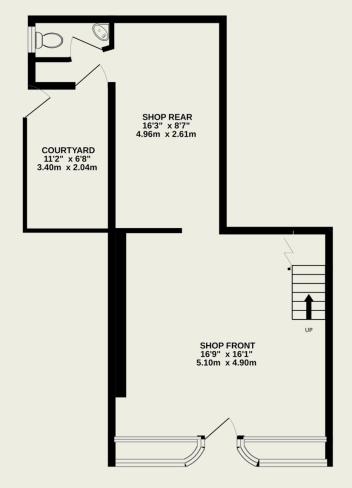
The ground floor fitted as a barbers shop has stripped wood floor and has two highly useful work areas, cloakroom and a rear access. On the first floor there is a further large room with feature fireplace and a fitted kitchen.

Outside there is a rear courtyard and side access to the street.

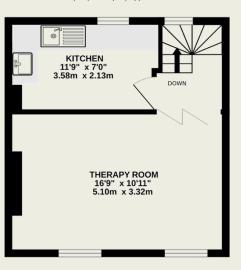
## Location

Castle Street is a pleasant and sought after road in the Conservation area and is within walking distance of the town centre amenities and the mainline station. Easy access can be gained to the A41 bypass, which links to the M25 motorway and the mainline railway station.

**GROUND FLOOR** 473 sq.ft. (43.9 sq.m.) approx.



1ST FLOOR 307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA: 780 sq.ft. (72.5 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

## Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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