



24 Fidler Place, Bushey, WD23 4UF

Price £375,000 Freehold

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 ChurchillsBushey



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24 Fidler Place, Bushey, Hertfordshire, WD23 4UF

- A 2 Bedroom Terrace House
- In Need Of Complete Modernisation
- Cloakroom
- 17ft Living Room
- Double Glazing
- Rear Garden
- No Upper Chain
- Energy Rating: D

This 2 bedroom terraced house is located in a quiet cul de sac, offering convenient access to local amenities and within walking distance of Bushey High Street. The property is in need of complete modernisation and features an entrance porch, entrance hall, cloakroom, 17ft living room, kitchen, two double bedrooms, a bathroom, and a south east facing rear garden.

The property benefits from having double glazing and being offered for sale with no upper chain.





ENTRANCE PORCH

Tiled floor, meter/ storage cupboard, door to

ENTRANCE HALL

Staircase to the first floor with storage under, warm air unit

CLOAKROOM

Low flush wc, wash hand basin, window to the side aspect

LIVING ROOM 17'1" (5.21m) x 10'3" (3.12m)

Double glazed windows to the rear aspect, double glazed door leading on to the garden

KITCHEN 16'4" (4.98m) x 7'10" (2.39m)

Vinyl flooring, stainless steel sink unit with drainer, cooker point, plumbing for washing machine, double glazed windows to the rear aspect, double glazed door leading on to the garden

FIRST FLOOR LANDING

Double glazed window to the front aspect, access to the loft, airing cupboard housing lagged hot water cylinder

BEDROOM 1 17'1" (5.21m) x 8'9" (2.67m)

Double glazed windows to the rear aspect

BEDROOM 2 13'11" (4.24m) x 9'6" (2.9m)

Double glazed windows to the rear aspect, wardrobe cupboard

BATHROOM

Panelled bath, low flush wc, wash hand basin, part tiled walls, vinyl floor, double glazed window to the front aspect

OUTSIDE

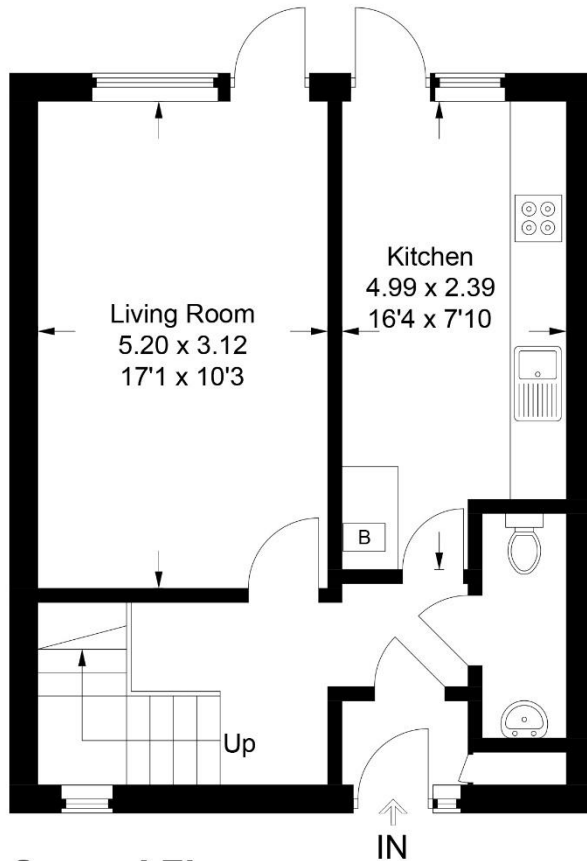
REAR GARDEN

South east facing garden with paved patio area, tiered lawn areas, gated rear pedestrian access

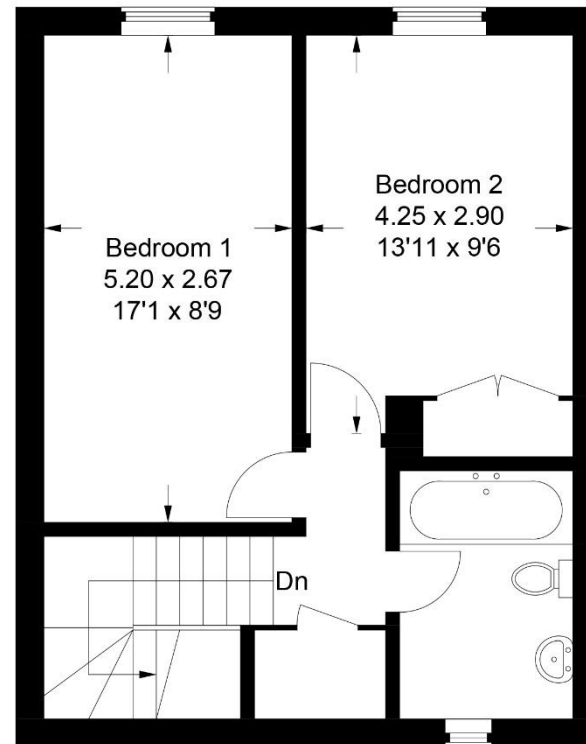
COUNCIL TAX

Hertsmere Borough Council, Tax Band D, £2143.23 2024/2025

Approximate Gross Internal Area
Ground Floor = 41.6 sq m / 448 sq ft
First Floor = 41.2 sq m / 443 sq ft
Total = 82.8 sq m / 891 sq ft




Ground Floor



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 Plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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Important Notice:

We have prepared these particulars as a general guide of the property and they are not intended to constitute part of an offer or contract. We have not carried out a detailed survey of the property and we have not tested any apparatus, fixtures, fittings, or services. All measurements and floorplans are approximate, and photographs are for guidance only, and these should not be relied upon for the purchase of carpets or any other fixtures or fittings.

Lease details, service charges and ground rent (where applicable) have been provided by the client and should be checked and confirmed by your solicitor prior to exchange of contracts.