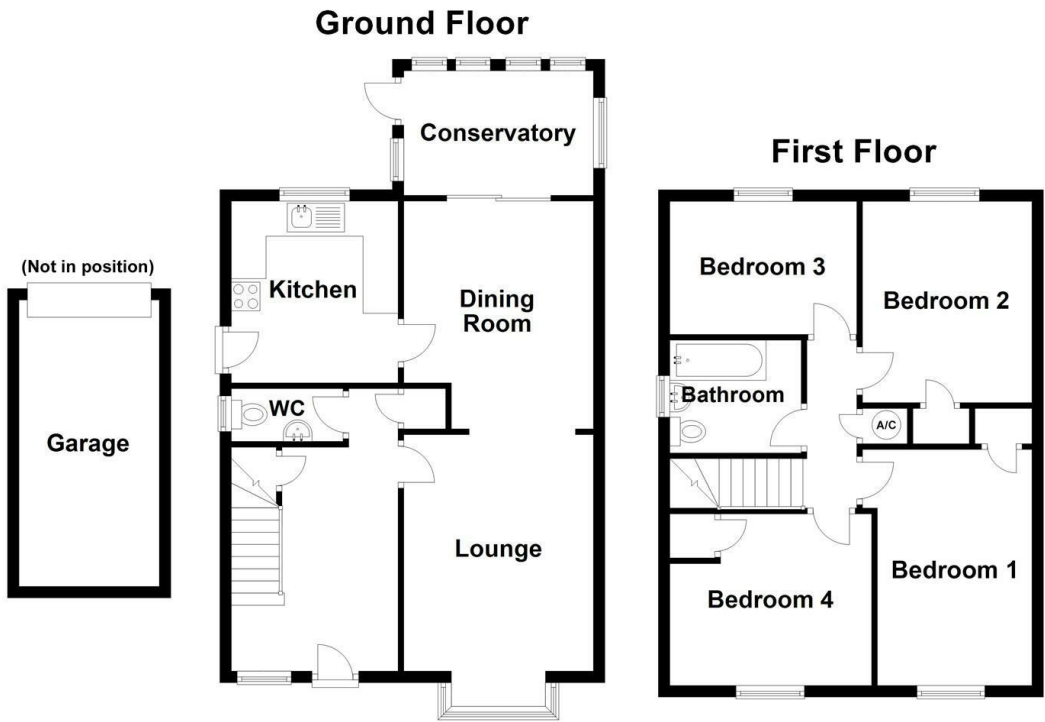


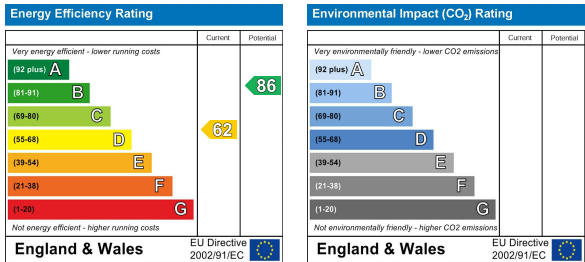


DOISA/0805SA



Not to scale. For illustrative purposes only

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380 Long Chaulden, Chaulden, Hemel Hempstead, Hertfordshire, HP1 2NT



For Auction, GUIDE £280,000+

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****
This rarely available four bedroom semi-detached home is located in the sought after Chaulden area, close to local schooling, Town Centre and within easy reach of Hemel Hempstead Train Station. The property requires modernisation and improvement throughout. Accommodation comprises entrance hall, ground floor cloakroom, two reception rooms, conservatory, kitchen, well proportioned bedrooms and a first floor family bathroom. Externally there are gardens to front and rear, side access, rear access and a garage with driveway to rear with access via Varney Close. In refurbished condition similar homes are valued at £500,000+ **** PLEASE NOTE THE GROUND FLOOR WINDOWS AND DOORS HAVE BEEN REPLACED WITH METAL SHUTTERS AND THE CLIENT INFORMS US THE ORIGINAL WINDOWS AND DOORS WILL BE RE-INSTATED PRIOR TO COMPLETION OF A SALE **** VIEWINGS ARE STRICTLY BY APPOINTMENT. Please call us now for more information.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
auctionhouse.co.uk/bedsandbucks

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ACCOMODATION

ENTRANCE HALL

16'3 x 9'5

Stairs to 1st floor, understairs storage cupboard, doorway to

CLOAKROOM

With sink and WC

LOUNGE

13'6 x 9'3

Box bay window to front, double doorway to

DINING ROOM

11'6 10'0

Door to kitchen, patio doors to

CONSERVATORY

10'9 x 8'3

Door to garden

KITCHEN

10'5 x 9'7

With a range of fitted units, fitted worktops and sink unit.
Door to garden

LANDING

Access to loft, airing cupboard

BEDROOM ONE

13'6 x 9'3

Window to front, integrated cupboard



BEDROOM TWO

11'6 x 10'10

Window to rear, integrated cupboard



BEDROOM THREE

10'8 x 7'7

Window to rear



BEDROOM FOUR

11'3 x 9

Window to front, integrated cupboard



BATHROOM

6'9 x 6'9

Window to side, WC, sink and bath

OUTSIDE



FRONT GARDEN

Laid to lawn with steps from pavement to front door

REAR GARDEN

Mainly laid to lawn with patio area, side access and rear/side access leading to



GARAGE

Single garage to rear with up and over door



PARKING

Driveway to garage providing off road parking for one car and further free on street parking to front and rear.



SERVICES

No appliances or services have been tested

COUNCIL TAX

Band D, Dacorum council

PRICE INFORMATION

Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a premium charge of £4800 (£4000 plus vat)

HOW TO GET THERE

From Hemel Hempstead Town Centre, follow Warners End Road to the second roundabout and turn left onto Northridge Way, follow to the roundabout with the junction for Long Chaulden, the property will be on your left hand side.

For further information on viewing call 01908 030127