



PARKING
Zoned on street permit parking via the local authority

SERVICES
No appliances or services have been tested

COUNCIL TAX
Band C

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).

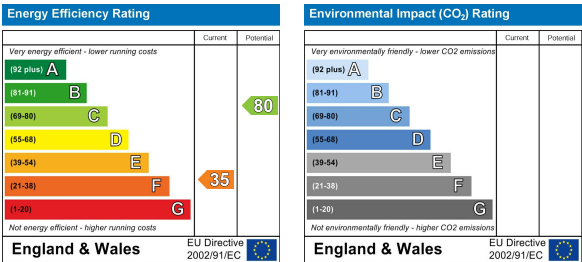
BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £3500 plus vat (£4200)

HOW TO GET THERE
From the M25, follow to Hempstead Road and follow over the Town Hall roundabout, on to Rickmansworth Road and turn right on the A1478, after the traffic lights you will enter Cassio Road and the property will be on your left.



Not to scale. For illustrative purposes only

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64 Cassio Road, Watford, WD18 0QF



For Auction, GUIDE £315,000+

**** SOLD SUCCESSFULLY BY AUCTION HOUSE BEDS & BUCKS ****
This period three double bedroom terraced house is offered to auction with full vacant possession and with consent for a rear extension and a dormer loft conversion, to create two extra bedrooms and bathrooms. Situated in a brilliant location within walking distance of Cassiobury Park, Watford Town Centre, Watford Junction Railway Station, Watford Metropolitan Station and Watford General Hospital. In need of renovation, but would make a great family home or a fantastic investment with the opportunity to add significant value and generate strong rental income, with the added potential of conversion to a licensed HMO (subject to required licenses and specifications). Call us now for more information.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
[auctionhouse.co.uk/bedsandbucks](https://www.auctionhouse.co.uk/bedsandbucks)

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ACCOMODATION

ENTRANCE HALL

12'1 x 3

Front door, stairs to 1st floor, door to



LIVING ROOM

13'5 x 11'2

Double glazed bay window to front, glass panel allowing light into the dining room



DINING ROOM

12 x 11'7

Double glazed window to rear, under stairs storage area, door to



KITCHEN

10'8 x 8'10

Double glazed window to side, with a range of modern fitted units,, door to



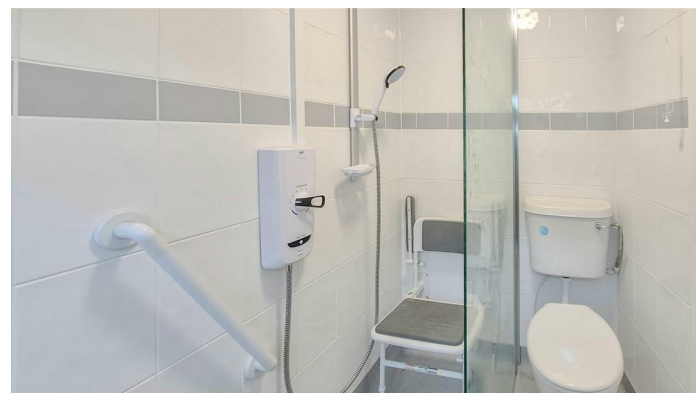
REAR LOBBY

Door to rear garden, door to

SHOWER ROOM

7'3 x 4'9

Walk in wet room, with double glazed window to rear, LLWC, sink unit and shower area



LANDING

Access to loft, door to



BEDROOM ONE

14'8 x 11'4

Two double glazed windows to front



BEDROOM TWO

11'6 x 9'5

Double glazed window to rear



BEDROOM THREE

10'0 x 9'0

Double glazed window to rear



OUTSIDE



FRONT GARDEN

Small front garden with walled boundary

ENCLOSED REAR GARDEN

Mainly laid to paving with rear access via a shared alley-way from the side of the rear aspect of the garden



PLANNING APPROVAL

There planning approval for a single storey rear extension and consent for a dormer loft conversion in place. PLEASE SEE LEGAL PACK FOR DETAILS

For further information on viewing call 01908 030127