



Connells

Argyll Road
Hemel Hempstead



Property Description

*** OFFERED WITH NO UPPER CHAIN *** A spacious three bedroom mid terraced family home located in a popular Cul-de-sac. Benefits include a spacious living/dining area, separate kitchen, mature rear garden, family bathroom, gas central heating and double glazing.

The property also benefits from being within easy reach to schools, shops and local amenities. CALL NOW TO BOOK A VIEWING!!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Double glazed door and window to front and central heating boiler.

Entrance Hall

Single glazed door to front, understairs storage, built in fridge/freezer and radiator.

Lounge / Diner

16' 3" x 13' 6" (4.95m x 4.11m)

Double glazed window, TV point, radiator and double glazed patio doors to rear.

Kitchen

9' 7" x 9' 2" (2.92m x 2.79m)

Fitted with wall and base units with work surfaces to compliment sink/drainer with splashbacks, electric oven and gas hob with cookerhood, radiator and double glazed window.

Landing

Stairs from entrance hall, built in storage cupboard and access to loft.

Bedroom 1

13' 1" x 8' 6" (3.99m x 2.59m)

Double glazed window, built in wardrobes and radiator.

Bedroom 2

10' 9" x 6' 4" (3.28m x 1.93m)

Double glazed window and radiator.

Bedroom 3

9' 1" x 6' 8" (2.77m x 2.03m)

Double glazed window and radiator.

Bathroom

Fitted bath with mixer taps, shower, wash hand basin, radiator and double glazed window.

Front Garden

Pathway leading to front door and lawned area with mature borders.

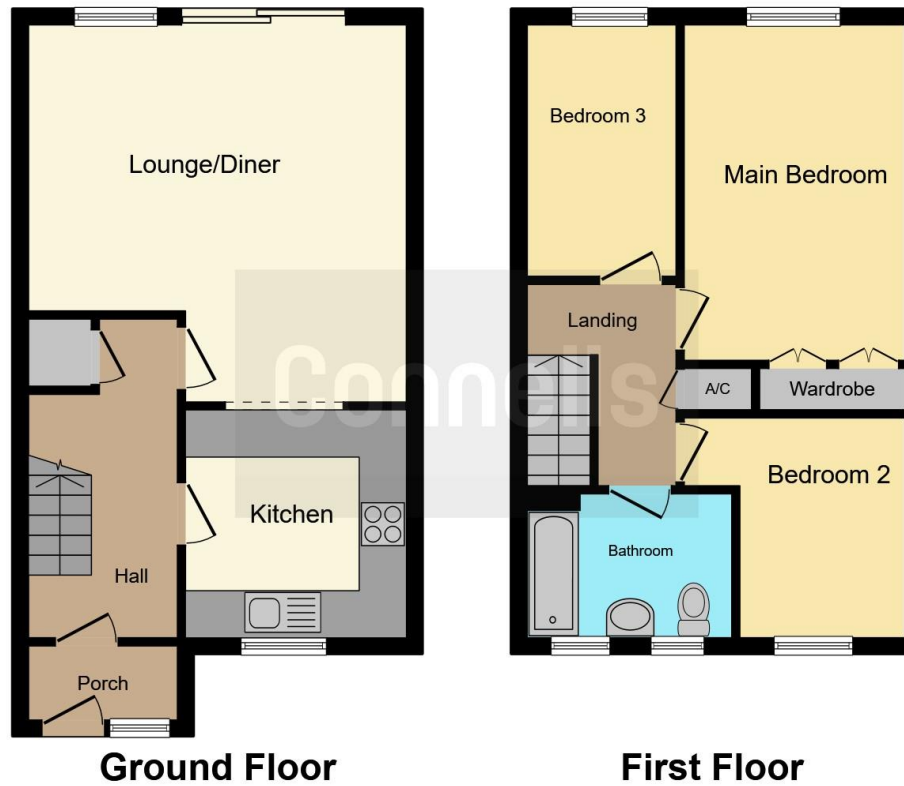
Rear Garden

Patio area with steps leading to lawned area with mature borders, brick built shed and rear gate access.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/HEM311493

Tenure: Freehold



Awaiting Photograph

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: HEM311493 - 0016