



Connells

East Green
Hemel Hempstead



Property Description

OFFERED WITH NO UPPER CHAIN. Three bedroom terraced family home in a popular Nash Mills location. Benefits include front and rear gardens, open plan lounge/diner, kitchen with utility area, downstairs cloakroom, family shower room and great sized bedrooms. Close to local amenities and easy access to Apsley station with services to London Euston. Ideal first time buy, call now to arrange 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 Hall

Double glazed door to front and radiator.

Cloakroom

Fitted with low level WC, wash hand basin, heated towel rail and two double glazed windows.

Lounge/ Diner

22' 1" x 13' 7" (6.73m x 4.14m)

Double glazed window and double glazed patio doors.

Kitchen

12' 2" x 7' 9" (3.71m x 2.36m)

Fitted with wall and base units wit work surfaces to compliment, sink/drainer with splashbacks, serving hatch to lounge, integrated electric oven and gas hob and double glazed window.

Utility Area

Power and light , plumbing for washing machine and double glazed door.

Landing

Stairs from ground floor.

Bedroom 1

11' 7" x 10' 7" max (3.53m x 3.23m max)

Double glazed window, built in cupboard and radiator.

Bedroom 2

11' 7" x 11' 2" (3.53m x 3.40m)

Double glazed window access to loft and radiator.

Bedroom 3

2' 2" x 8' 1" (0.66m x 2.46m)

Double glazed window and radiator.

Wet Room

Fitted with shower, wash hand basin, low level WC, heated towel rail, boiler, access to loft and double glazed window.

Front Gardens

Laid to lawn area with pathway to front door.

Rear Garden

Patio area leading to decking area, shed and rear 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: D

view this property online connells.co.uk/Property/HEM311652

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: HEM311652 - 0011