



Connells

Saturn Way
HEMEL HEMPSTEAD

Saturn Way HEMEL HEMPSTEAD HP2 5PD

for sale guide price
£280,000



Property Description

*** CHAIN FREE *** A four bedroom end of terrace family home in need of modernisation. Benefits include two reception rooms, separate kitchen, spacious rear garden, garage, 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Door to front, double glazed window, cupboard with boiler and plumbing for washing machine.

Lounge

14' x 10' (4.27m x 3.05m)

Double glazed window, TV point and radiator.

Dining Room

13' x 10' (3.96m x 3.05m)

Kitchen

10' x 10' (3.05m x 3.05m)

Fitted with wall and base units with work surfaces to compliment, sink/drainers with splashbacks, sink/drainers, electric oven and gas hob , plumbing for dishwasher, double glazed window and double glazed door to rear.

Landing

Stairs from entrance hall and access to loft.

Bedroom 1

15' x 8' plus recess (4.57m x 2.44m plus recess)

Double glazed window and radiator.

Bedroom 2

10' x 8' max (3.05m x 2.44m max)

Double glazed window and radiator.

Bedroom 3

12' x 8' (3.66m x 2.44m)

Double glazed window and radiator.

Bedroom 4

8' x 6' (2.44m x 1.83m)

Double glazed window, airing cupboard and radiator.

Bathroom

Fitted with shower cubicle, wash hand basin with vanity unit, heated towel rail, low level WC, part tiling and double glazed window.

Front Garden

Hedge surround with pathway to front door and lawned area.

Rear Garden

Patio area leading to lawned area,

Garage In Block

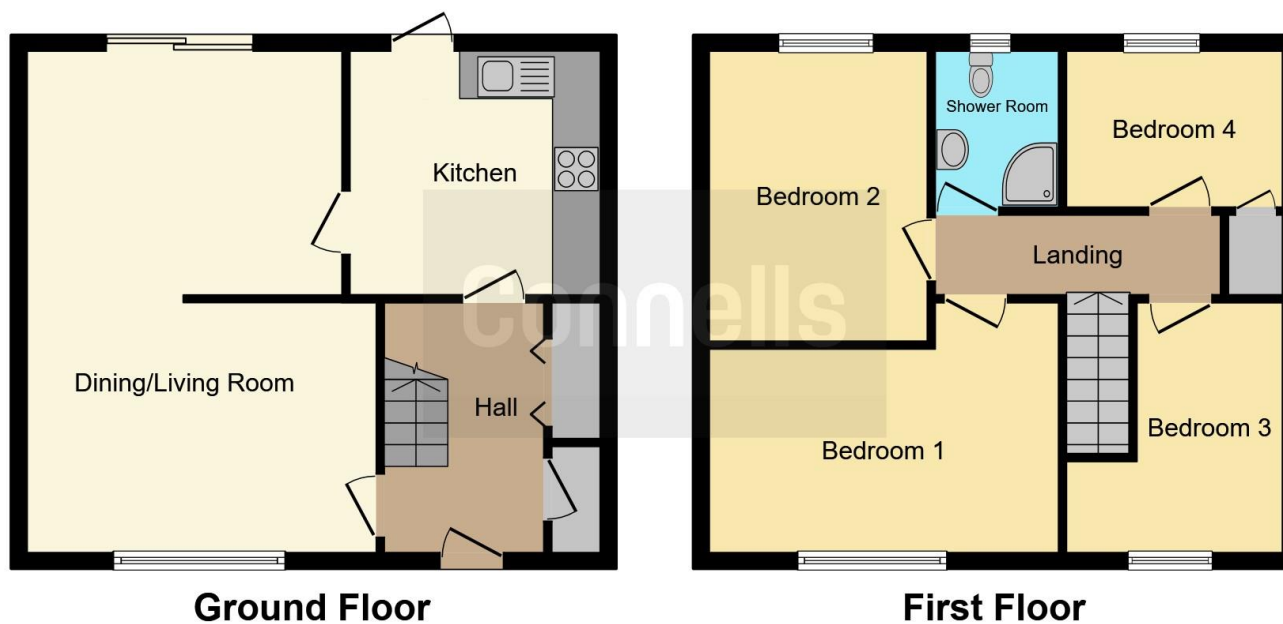
Agents Notes

We have been advised that there may be some movement at the property which is likely caused by trees on the outer boundary. Please contact the branch for more information and ensure that you make your own enquiries to ensure the property meets your requirements in terms of financing options and any associated costs.









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: Awaited
 Council Tax Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/HEM312162



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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