

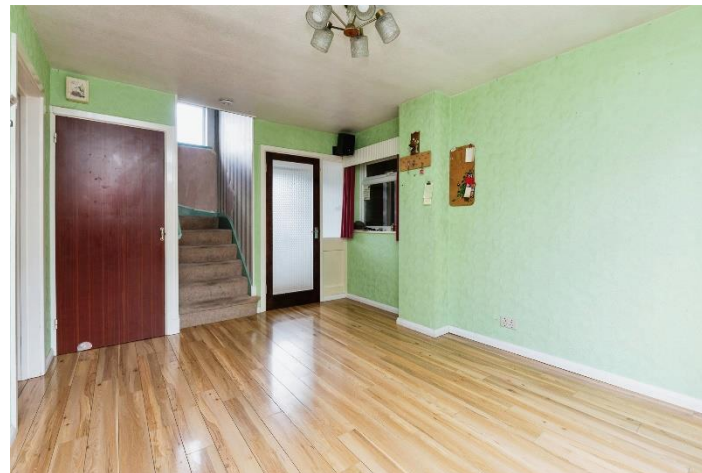


Rivershill, Watton At Stone , Hertford, SG14 3SD



Welcome to Rivershill, Watton At Stone, Hertford

Situated on a prime road in the quiet village of Watton at Stone, this larger than average four double-bedroom semi-detached family home offers tremendous potential. In need of complete refurbishment throughout, the property provides an excellent opportunity to create your dream home. The ground floor features two generous reception rooms, perfect for family gatherings and entertaining. The kitchen, with direct access to a large garden, offers the chance to design a modern culinary space tailored to your tastes. Upstairs, you will find four well-proportioned double bedrooms, a family bathroom, and a separate shower room, providing ample space for a growing family. Outside, the property boasts off-street parking at the front for several cars, ensuring convenience for residents and visitors alike. Additional features include a rear garage and a carport, offering further storage and parking options. This home, set in a desirable location, promises both tranquillity and convenience, making it a fantastic investment for those looking to customize and enhance a spacious family residence. Situated on one of the village's most popular turnings, this property is a 5 minute drive from the local high street, shops, railway lines and highly regarded schools.



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.

-Accommodation Overview-

Entrance Porch:

Door to dininig room.

Dining Room:

14' 8" x 10' 3" (4.47m x 3.12m)
Double glazed sliding doors leading to rear garden, storage cupboard, radiator.



Lounge:

15' 4" max x 9' 11" max (4.67m max x 3.02m max)
Double glazed window to front aspect, gas fireplace, radiator.

Kitchen:

9' 4" x 10' 8" (2.84m x 3.25m)
Range of wall and base units with work surface over, two storage cupboards, double glazed window to rear aspect, double glazed door to rear, airing cupboard, storage cupboard.

-First Floor Landing-

Loft hatch, storage cupboard, carpet.

Bedroom One:

13' 6" x 9' 1" (4.11m x 2.77m)
Double glazed window to front aspect, storage cupboard, radiator.

Bedroom Two:

11' 11" x 10' 6" (3.63m x 3.20m)
Double glazed window to front aspect, fitted wardrobes, storage cupboards, carpet, radiator.

Bedroom Three:

11' 1" x 7' 3" (3.38m x 2.21m)
Double glazed window to front aspect, wardrobe, radiator.

Bedroom Four:

9' 5" x 9' 1" (2.87m x 2.77m)
Double glazed window to rear aspect, carpet, radiator.

Shower Room:

Shower cubicle with shower unit, obscure double glazed window, WC, radiator.

Bathroom:

Three piece suite comprising of tiled bath with shower over, wash hand basin, obscure double glazed window to front aspect.

-Exterior-

Rear Garden:

Low maintenance rear garden with shrubs and plants.

Garage:

20' 8" x 7' 6" (6.30m x 2.29m)

Workshop

9' 5" x 7' 7" (2.87m x 2.31m)

Garage

17' 6" x 7' 6" (5.33m x 2.29m)

Car-Port

Driveway:

Off street parking.



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Welcome to

Rivershill, Watton At Stone Hertford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Four Bedroom semi-Detached House
- Driveway & Garage
- Chain Free!

Tenure: Freehold EPC Rating: D

Guide Price

£535,000



Total floor area 139.8 m² (1,505 sq.ft.) approx
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. 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 P must rely upon its own inspection(s). Powered by www.focalagent.com



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Property Ref:
HFD107455 - 0001

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