



Chelsing Rise, Hemel Hempstead, HP2 4PU

£475,000

MODERN METHOD OF SALE. Located in Leverstock Green is this spacious link detached house within easy reach of the village shops, reasturants and cricket pitch. Boasting four bedrooms, living room, dining room, conservatory, fitted kitchen, gas central heating, double glazing, off road parking, garage and no upper chain.

Entance Hall

Living Room 13'6 x 12'1 (4.11m x 3.68m)

Dining Room 12'0 x 11'1 max (3.66m x 3.38m max)

Fitted Kitchen 13'0 max x 8'7 (3.96m max x 2.62m)

Conservatory 21'0 max x 8'10 max (6.40m max x 2.69m max)

Downstairs Cloakroom

Landing

Bedroom One 12'0 x 11'8 (3.66m x 3.56m)

Bedroom Two 13'0 x 12'1 (3.96m x 3.68m)

Bedroom Three 9'10 x 8'7 (3.00m x 2.62m)

Bedroom Four 9'11 x 8'4 (3.02m x 2.54m)

Bathroom

Shower Room

Front Garden

Rear Garden

Garage

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum fee of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee

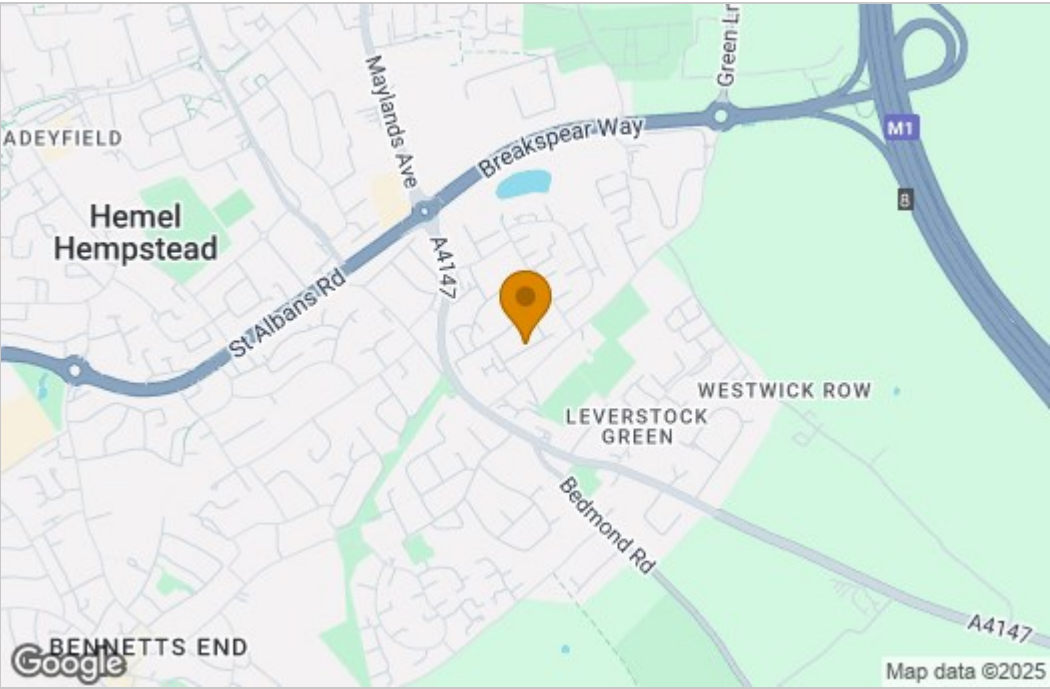
is considered within calculations for the stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

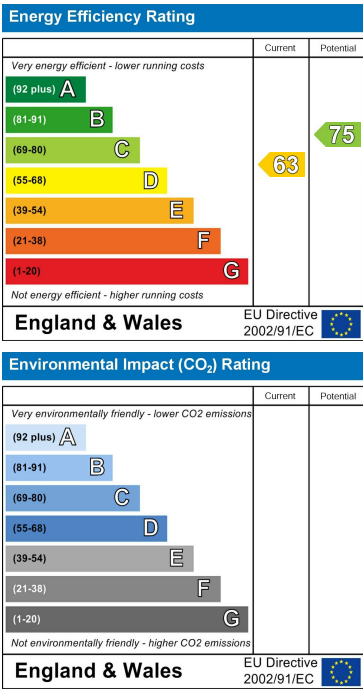
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.