

13 Hobbs Hill Road
Nash Mills
HP3 9QA

David
Doyle
Sales and Lettings

Price £489,950 Leasehold



****EXTENDED 3 BEDROOM FAMILY HOME - POPULAR RESIDENTIAL AREA**** Lounge - Kitchen - Bathroom Double glazing. Gas heating to radiators. OFF ROAD PARKING. Extremely useful loft area currently used by the present owner as an additional bedroom (no planning or building regulations exist). GARDEN. Convenient for local shops, school and MAINLINE railway station.

3 Bedroom extended family home

Popular residential area

Lounge with double glazed bay window

Fitted kitchen

Bathroom

Double glazing. Gas heating to radiators

Driveway providing off road parking

Garden

Convenient for local shops, schools and mainline railway station

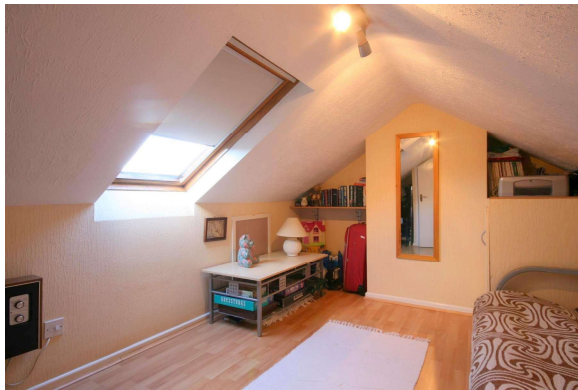
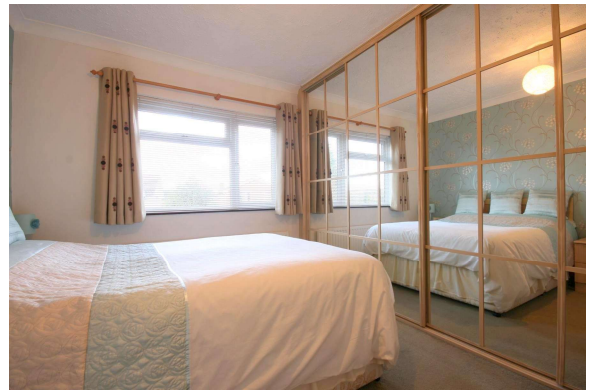
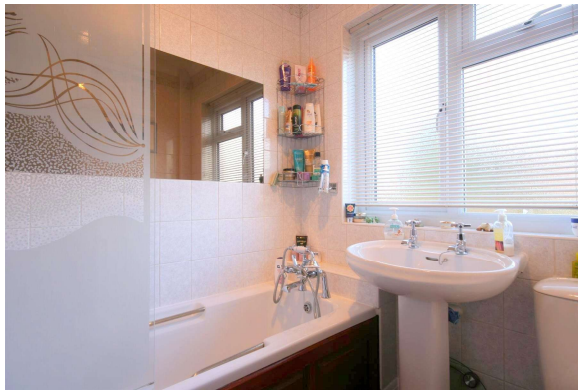
Extremely useful loft area

Council Tax Band C

Leasehold

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

13 Hobbs Hill Road, Hemel Hempstead, Hertfordshire, HP3 9QA

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built?	1939
Council Tax Band	C
This year council tax charge	2000
Tenure	Leasehold
Remaining Lease Length	913
Ground Rent	£7 per annum
Next ground rent review date	No review, cost will always remain the same
Method of review/price increase	NA
Service charge this year	NA
Name of management company	Ray Investments Ltd
Is the property shared ownership	No
Are there any maintenance charges for the road	No
Construction type	Brick and Render
Roof type	Tile
Is your property supplied by mains electricity?	Mains Supply
Is your property supplied by mains Gas?	Yes
Is your property supplied by mains drainage?	Mains Supply
Is your heating gas to radiator heating?	Yes
How is your broadband supplied	Fibre to the cabinet FTTC
Do you have a telephone connection?	Landline

What parking facilities does your property have	Private/driveway
Please state any costs per annum for parking	£0
Are you aware of any asbestos containing material in the property?	No
Are smoke alarms installed at the property?	Yes
Is the property an apartment?	No
Is the property in a conservation area?	No
Is the property listed?	No
Are there any restrictive covenants?	No
Are there any rights of way or easements?	No
Is your property in a flood risk area?	No
Has your property or nearby land flooded in the last 5 years?	No
Are you aware of any planning permissions or applications in the immediate area?	No
Does your property have any accessibility features installed?	No
Has your property been subject to any structural movement?	No
Is your property in the vicinity of any current or historic mining?	No

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