

FREEHOLD



End Terraced House (EPC Rating: TBC)

**BANBURY STREET, WATFORD,  
WD18 0EX**

**Asking Price Of  
£575,000**



2



0



3

**WARREN  
ANTHONY**



# 3 Bedroom End Terraced House located in Watford.

INVESTORS ONLY!! CURRENTLY USED AS ROOM LETS THIS HOUSE, LOCATED IN THE CENTRE OF WATFORD WITH AN ANNUAL INCOME OF £49,880. CASH BUYERS ONLY.

## FULL DESCRIPTION

INVESTORS ONLY!! CURRENTLY USED AS ROOM LETS THIS HOUSE, LOCATED IN THE CENTRE OF WATFORD WITH AN ANNUAL INCOME OF £49,880

This property is in need of upgrading but is currently fully occupied and bringing in an excellent yield.

There are 2 room lets on the ground floor

There are 3 room lets on the first floor

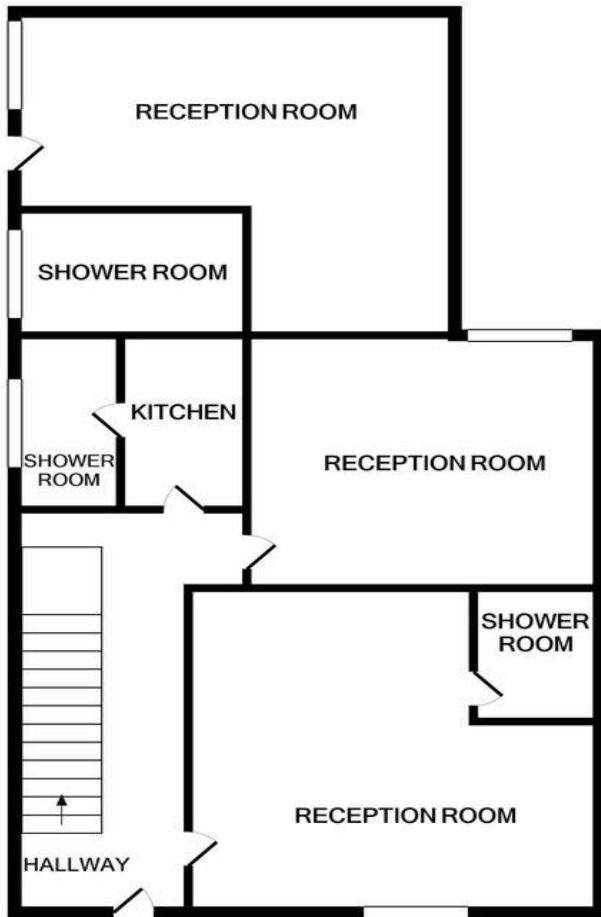
There is 1 room let on the top floor

There is 1 studio located to the rear

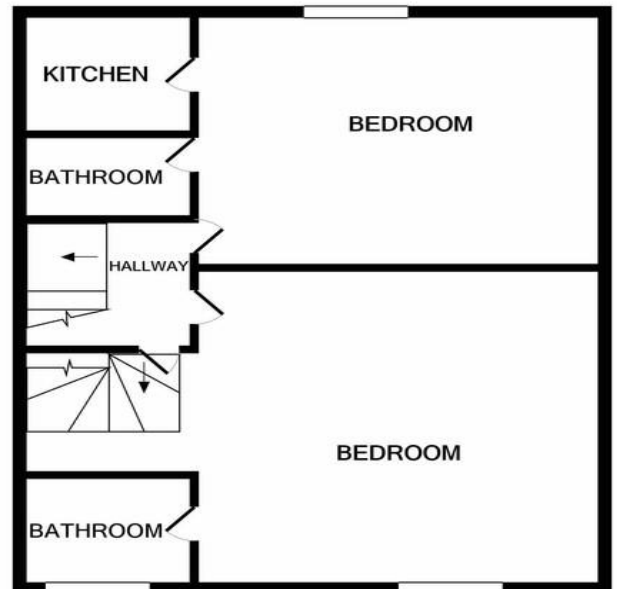
**WATFORD | 12 MARKET STREET, WD18 0PD**



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GROUND FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 222 SQ.FT.  
(20.7 SQ.M.)

BANBURY STREET  
TOTAL APPROX. FLOOR AREA 1429 SQ.FT. (132.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or efficiency can be given.

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Council Tax Band  
**BAND D**

Energy Performance Graph

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.