

FREEHOLD



House - End Terrace (EPC Rating: D)

**FEARNLEY STREET, WATFORD, WD18  
0RB**

**£360,000**

**WARREN  
ANTHONY**



# 2 Bedroom House - End Terrace located in Watford

FABULOUS OPPORTUNITY IN FEARNLEY STREET. We consider our two bedroom end of terrace property to be a versatile property offering a multitude of opportunities to either the investor or first time buyer.

The floorspace is larger than average compared to some others currently available in this sought after road. Centrally located in Watford and located 362 meters from Watford Grammar School for Girls whilst being a short walk to the town centre and Watford General Hospital.

Energy rating tbc.

## FULL DESCRIPTION

We recommend an early appointment to view this property as we anticipate a great deal of interest and it will not be available for very long! In need of some updating and offered for sale with gas central heating, double glazing with larger than average rear garden.

From porch, the front entrance door leads into the through reception with gas fire, carpet to floor then leading to laminate, powerpoints and upvc window with front aspect. Stairs to the first floor, understairs storage cupboard and doorway into the kitchen.

The extended kitchen is of great size and comprises a plenteous range of wall and base units, roll top work surface, stainless steel sink and drainer unit with mixer tap, space for washing machine, fridge freezer, and cooker, wall mounted Worcester gas boiler, part tiled. The added bonus of the skylight makes this a luminous utility space as well as double glazed window and door with steps leading to garden and door to the bathroom.

The bathroom also with skylight is a practical space set up as a wetroom with wall basin and WC.

Upstairs both bedrooms are accessed independently from a larger than average landing. The main bedroom has the added benefit of a large recess corner with window

which could perhaps be converted into an ensuite in the future.

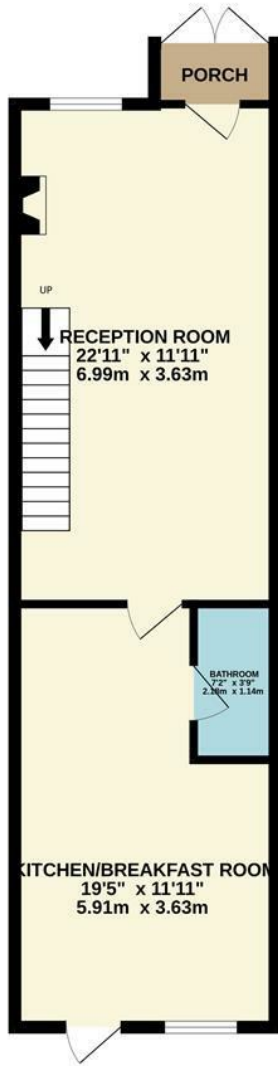
Outside the rear garden has a small patio area, then laid to lawn, large storage shed, gated pedestrian access and enclosed by fencing.



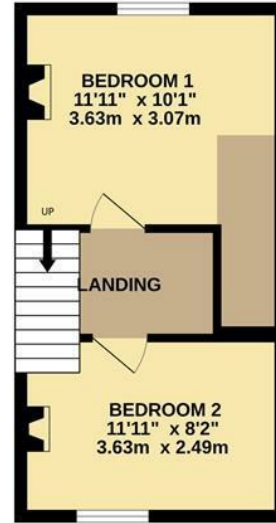


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GROUND FLOOR



1ST FLOOR

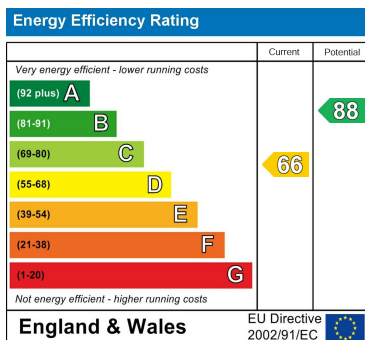


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**D**

Energy Performance Graph



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