



## Parker Street Watford, Herts WD24 5EZ £1,500

Coopers are pleased to offer this beautifully presented 2 bedroom Victorian terrace located in North Watford. The property is located conveniently for shops, schools, Watford Junction Station and the town centre. The property comprises of: lounge, dining room, modern fitted kitchen, utility area, two double bedrooms and a bathroom. To the outside, there is a private enclosed rear garden. Permits for street parking is available. Available Early April.

- 2 Double Bedrooms
- 2 Reception Rooms
- Modern Fitted Kitchen
- Downstairs W/C
- Bathroom
- Private Rear Garden
- Available Early April
- Permit Parking
- Close to Watford Junction



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>66</b>		<b>88</b>
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	

