



**Cecil Street
Watford, WD24 5AP
Asking price £320,000**

We at Coopers are pleased to bring to the market this mid terraced three from two bedroom house, the property is currently let out but will be sold with vacant possession, it requires modernization throughout giving a prospective buyers the opportunity to put their own touch on the property. Located just off St Albans road with in a 10 minute walk to Watford Junction Station situated in a fantastic location we feel this house is not one to be missed! please give us a call to arrange a viewing today!

- Two Double Bedrooms
- Third Single Bedroom Off Second
- In Need Of Modernization
- CHAIN FREE
- Private Rear Garden
- Two Reception Rooms
- Applicable For Permit Parking
- 0.6 Miles To Watford Junction Station

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			<i>Very environmentally friendly - lower CO₂ emissions</i>
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
<i>Not energy efficient - higher running costs</i>			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

