



**Cecil Street
Watford, WD24 5AS
£1,600**

Coopers are delighted to offer to the market, a 2 bedroom end of terrace house. Comprising of: 2 reception rooms, fully fitted kitchen, 2 double bedrooms with additional room off master bedroom and a family bathroom located on the ground floor. The property is located within walking distance of Watford Junction Station and a stone's throw away from local amenities. Other benefits include a private rear garden and gas central heating. Available Immediately!

- End of Terrace House
- 2 Double Bedrooms
- 2 Reception Rooms
- Additional Room Off Master Bedroom
- Fully Fitted Kitchen
- Ground Floor Bathroom
- Private Rear Garden
- Unrestricted Street Parking
- Available Now!



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential			
<i>Very energy efficient - lower running costs</i>					
(92 plus) A		84	<i>Very environmentally friendly - lower CO₂ emissions</i>		
(81-91) B			(92 plus) A	82	
(69-80) C			(81-91) B		
(55-68) D			(69-80) C		
(39-54) E	53		(55-68) D		
(21-38) F			(39-54) E		44
(1-20) G			(21-38) F		
<i>Not energy efficient - higher running costs</i>					
<i>Not environmentally friendly - higher CO₂ emissions</i>					
England & Wales		England & Wales			
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>			

