



Lord Street, Hoddesdon EN11 8NQ



**william
h brown**

welcome to

Lord Street, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this THREE BEDROOM VICTORIAN COTTAGE, in need of modernisation, conveniently located within easy access to Hoddesdon town centre and its many amenities. The property is being offered CHAIN FREE.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Radiator, door to:

Dining Room

15' 6" x 12' (4.72m x 3.66m)

Door to kitchen, archway providing access to lounge, understairs cupboard, staircase to first floor.

Lounge

11' 7" x 13' 5" (3.53m x 4.09m)

Feature sash bay window to front aspect, radiator, power points.

Kitchen

7' 10" x 6' 10" (2.39m x 2.08m)

Access to utility room, door to lobby. Fitted with wall cupboards, work tops with cupboards and drawers under, space for cooker.

Utility Room

8' 5" x 7' 3" (2.57m x 2.21m)

Sink unit, work top, cupboards under. Window to rear aspect. Radiator.

Lobby

Door to side aspect which leads to rear garden, storage cupboard.

Ground Floor Shower Room

Fully tiled shower cubicle, low flush WC, sink unit with vanity below, window to rear aspect, radiator.

First Floor Landing

Lobby. Door to:

Bedroom 1

10' 7" x 12' 3" (3.23m x 3.73m)

Sash window to front aspect, power points, loft access.

Large Storage Cupboard

7' 2" x 4' 8" (2.18m x 1.42m)

Open plan to:

Bedroom 2

12' 1" x 12' 9" (3.68m x 3.89m)

Airing cupboard, sash window to rear aspect, radiator, feature fireplace.

Bedroom 3

6' 11" x 8' (2.11m x 2.44m)

Interconnecting from Bedroom 2.

Rear Garden

South facing rear garden, garden shed, fenced boundaries. Side access leading to:

Front Garden

Agents Note:

The sale of this property is subject to an update on the property title held with Land registry. Please note that the sale of this property cannot legally transact until the update has been processed by Land Registry. We advise that you seek an update from the branch with regards to the potential timeframes involved.



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welcome to

Lord Street, Hoddesdon

- Three Bedroom Victorian Cottage
- South Facing Rear Garden
- Potential for Improvements
- Two Reception Rooms
- No Upward Chain

Tenure: Freehold EPC Rating: E
Council Tax Band: D

guide price

£335,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HSD112433 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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