





**Offers in Excess of
£348,000**

Located in the highly desirable Hemel Hempstead Old Town with a host of cafes, bars and shops, this two bedroom semi detached house offers well-balanced accommodation and is available with no upper chain. On the ground floor, the property comprises a kitchen and a spacious living/dining room leading out to the private rear garden. Upstairs, there are two bedrooms and a bathroom. Additionally, the property boasts a garage with parking.

Property Description

Entrance Hall

Double glazed window to front, radiator, doors to kitchen and living room, stairs rising to first floor.

Kitchen

Double glazed window to front, radiator, range of floor and wall mounted units, wall mounted gas boiler, sink with drainer, space for washing machine, space for fridge, built in oven, gas hob with extractor fan over.

Lounge

Double glazed sliding door to rear, radiator.

Landing

Doors to bedrooms and bathroom, access to loft, storage cupboard housing hot water cylinder.

Bedroom One

Double glazed window to front, radiator, built in wardrobes.

Bedroom Two

Double glazed window to rear, radiator, hand wash basin in vanity unit.

Bathroom

Frosted double glazed window to rear, radiator, WC, panel bath with shower over, pedestal hand wash basin in vanity unit, spotlights.

OUTSIDE

Rear Garden

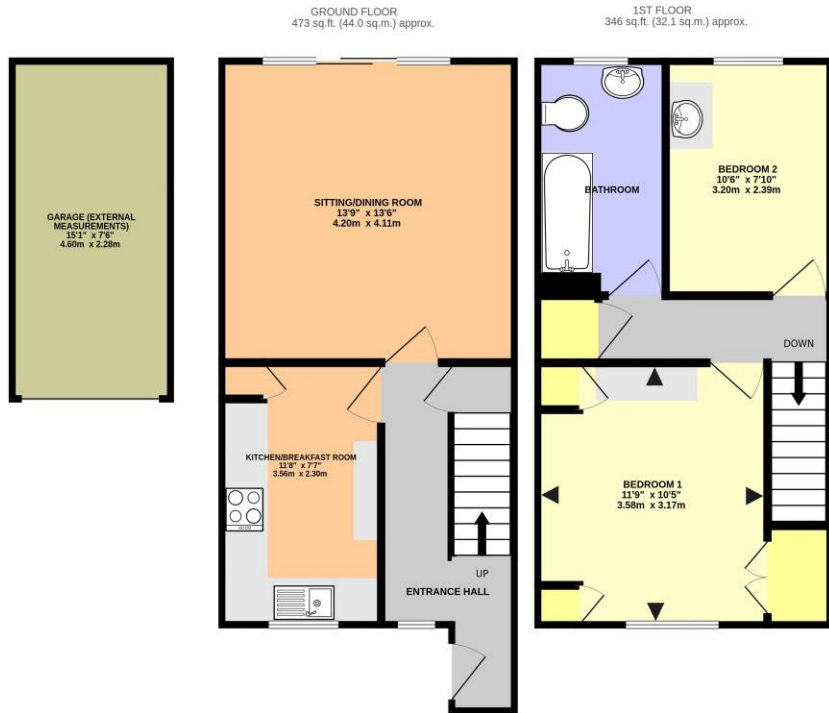
Fully enclosed low maintenance private garden, storage shed, rear access gate.

Garage & Parking

Garage with up and over door, parking in front for one car.

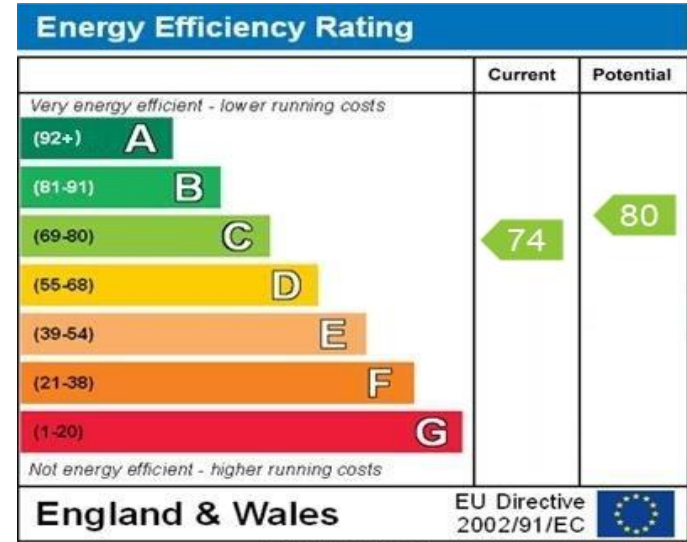
COUNCIL TAX BAND: D

EPC RATING: C



HERBERT STREET, HEMEL HEMPSTEAD HP2 5HW (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA : 819 sq.ft. (76.1 sq.m.) approx.
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MONEY LAUNDERING REGULATIONS 2017 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE CONSUMER PROTECTION REGULATIONS 2008 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

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