



Poets Chase, Hemel Hempstead, HP1 3RN
Asking price £390,000

Sears & Co
estate & letting agents

A well presented two bedroom terraced home, situated in this popular cul de sac position on Poets Chase in the sought after area of Gadebridge, HP1.

The accommodation includes an entrance hallway, well appointed living room, open plan kitchen/dining room, conservatory, two double bedrooms and a refitted shower room.

Externally the property further benefits from two allocated parking spaces, an area of front garden and a low maintenance private rear garden.

Council tax band D. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Hallway

Wood effect flooring. Radiator. Stairs to the first floor accommodation. Access to the living room.

Living Room

Double glazed window. Wood effect flooring. Radiator. Under stair storage cupboard. Access to the kitchen/dining room.

Kitchen/Dining Room

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink and drainer unit with mixer tap. Space for a freestanding oven. Space for a freestanding washing machine and fridge freezer. Tile effect flooring. Partially tiled walls. Radiator. Access to the conservatory.

Conservatory

Double glazed doors leading to the garden. Built in foot mat.

First Floor Landing

Access to the loft. Access to the family bathroom and both bedrooms.

Bedroom

Two double glazed windows. Radiator. Airing cupboard. Built in wardrobe with sliding mirrored doors.

Bedroom

Double glazed window. Radiator.

Shower Room

Double glazed window. Fitted with a three piece suite to include a 'Quadrant' shower enclosure, pedestal wash hand basin and a low level w/c. Chrome heated towel rail. Partially tiled walls. Tiled floor. Extractor fan.

To The Front

Two allocated parking spaces. An area of frontage with steps leading to the front door.

To The Rear

A private garden laid with areas of patio and artificial lawn. Planted borders. Enclosed by timber panel fencing. Gated rear access. Outside tap.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



Sears & Co

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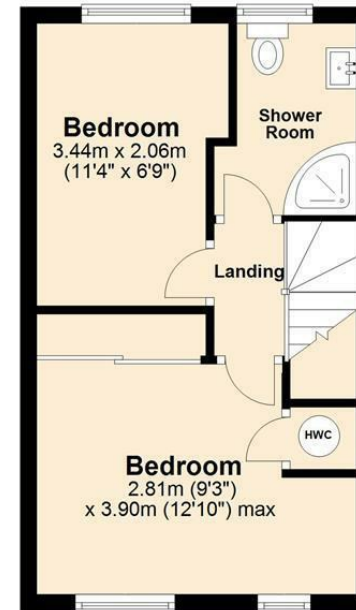
Ground Floor

Approx. 36.0 sq. metres (387.7 sq. feet)



First Floor

Approx. 27.3 sq. metres (293.4 sq. feet)



Total area: approx. 63.3 sq. metres (681.1 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide - SKM Studio
Plan produced using PlanUp.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Sears & Co

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

