







**£365,000**

This two-bedroom semi-detached property is situated in the sought-after Nash Mills area of Hemel Hempstead and is offered with no onward chain. The property requires updating throughout and presents a good opportunity for improvement. The ground floor accommodation comprises a lounge and separate kitchen. To the first floor are two bedrooms, and a family bathroom. Outside, the property benefits from a private rear garden, while to the front there is a garage and driveway providing off-road parking. Located within easy reach of local amenities, schools and transport connections.

# Property Description

## Entrance Hall

Stairs rising to the first floor, radiator, opening to living room.

## Living Room

Double glazed window to front, radiator, feature fireplace.

## Kitchen

Range of floor and wall mounted units, double glazed window to rear, stainless steel sink with drainer, space for washing machine, space for dryer, space for fridge, space for freezer, radiator, wall mounted gas boiler.

## Bedroom One

Double glazed window to front, radiator.

## Bedroom 2

Double glazed window to rear, radiator, built in storage cupboard.

## Bathroom

WC, panel bath, frosted double glazed window to front, pedestal hand wash basin, radiator.

## Garden

Enclosed rear garden with patio area.

## Driveway

Driveway with garage alongside.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 69 C    | 76 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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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