



35 Gibbs Couch, Watford

In Excess of £350,000



 fairfieldestates



35 Gibbs Couch

Carpenders Park, Watford

2 BEDROOM TERRACE HOUSE WITH GARAGE & OFFERED WITH NO UPPER CHAIN!

Offered to the market with no upper chain, this well-presented two-bedroom mid-terraced house is ideally situated in a convenient location, set back from the main road and within easy reach of Carpenders Park Station.

The property offers a practical layout with a spacious living room, modern kitchen with integrated appliances, two well-proportioned bedrooms and a fitted bathroom. Further benefits include gas central heating, double glazing and a garage providing useful storage or parking.

The location is particularly convenient, with the station nearby providing excellent commuter links, as well as easy access to local amenities and everyday essentials.

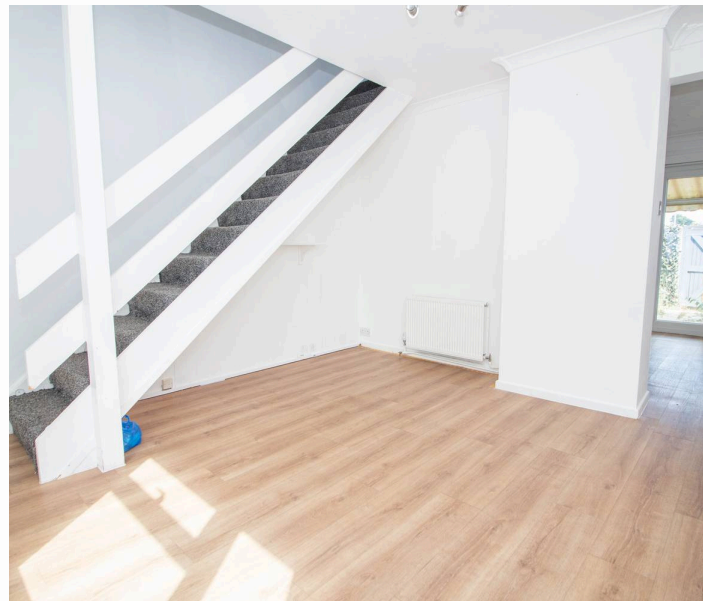
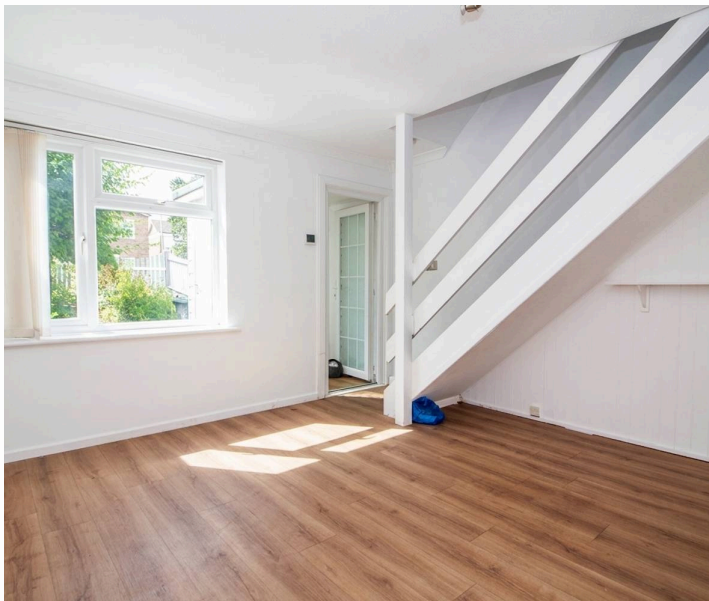
An excellent opportunity for first-time buyers, investors or those looking for a well-located home. Early viewing is recommended.

Please note: There is a right of way through the garden, which is divided into two separate sections.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: C



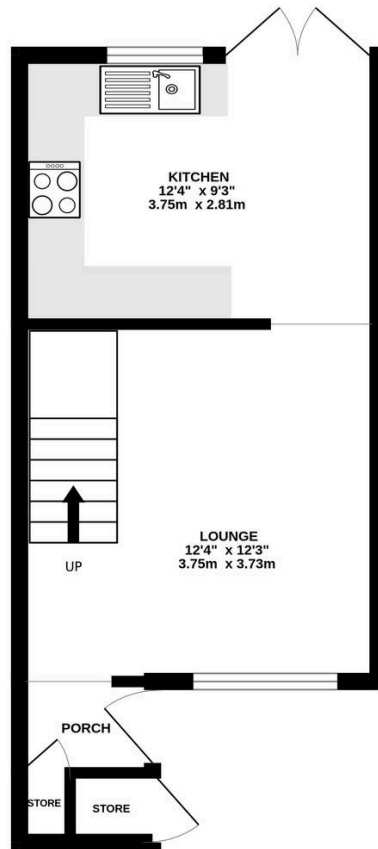




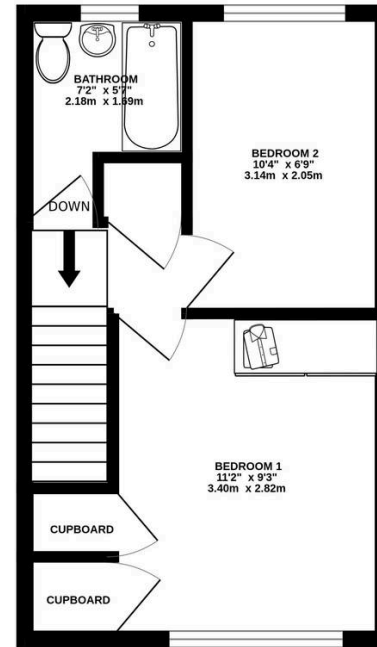
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		95
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		

GROUND FLOOR
289 sq.ft. (26.8 sq.m.) approx.



1ST FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 552 sq.ft. (51.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Fairfield – Oxhey

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