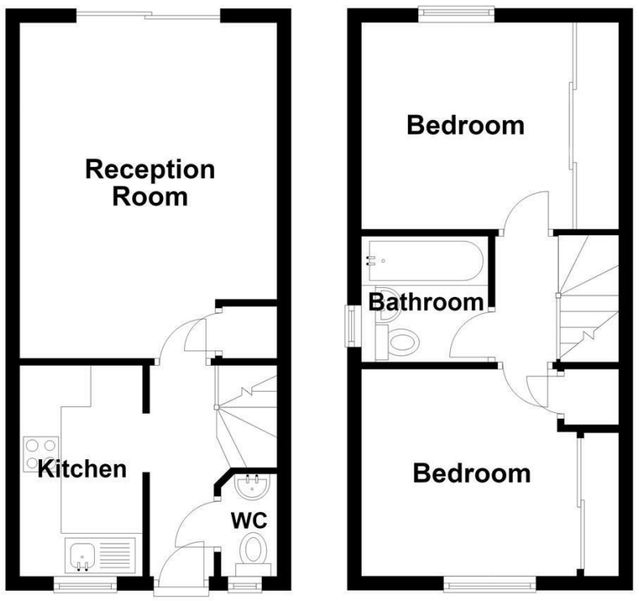

For illustration purposes only - not to scale

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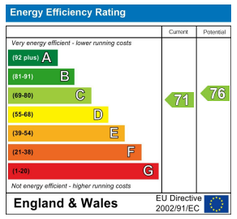

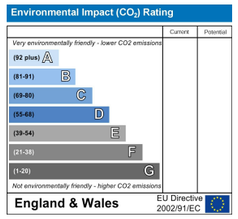

9 Westleigh Office Park, Northampton, NN3 6BW
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Offers In The Region Of £460,000 Freehold

** CHAIN FREE ** BEAUTIFULLY PRESENTED END TERRACE ** PARKING FOR TWO CARS ** CALL NOW TO BOOK A VIEWING **

Beautifully presented and offered to the market chain free, this attractive two-bedroom end-of-terrace home presents an excellent opportunity for first-time buyers, downsizers and investors alike. Set within a peaceful and secluded cul-de-sac, the property enjoys a private and tranquil setting, complemented by stunning views and easy access to the many amenities of Berkhamsted. The accommodation is ready to move into, making this an appealing turn-key purchase with immediate appeal. The property benefits from private parking for two cars, UPVC double glazing and gas central heating, while outside, the rear garden provides a pleasant space for relaxing or entertaining and benefits from convenient side access. An EPC rating of C also offers a good balance of energy efficiency and running costs. For commuters and those looking to enjoy the local area, Berkhamsted High Street, the mainline railway station and the Grand Union Canal are all within easy reach. For investors, the property offers particularly attractive prospects, with an estimated rental value of approximately £1,650 per calendar month, providing strong rental potential alongside the opportunity for longer-term capital growth. An appealing home in a sought-after location, offering an excellent combination of presentation, privacy, convenience and investment potential.

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ACCOMODATION

ENTRANCE HALL
Wood flooring, radiator, stairs to 1st floor, door to

CLOAKROOM
Double glazed window, radiator, WC, corner sink, laminate flooring

LOUNGE/DINING ROOM
15'8 x 12'2
Double glazed patio doors to garden, radiator, wood flooring, under-stairs storage cupboard.

KITCHEN
9'10 x 5'9
Double glazed window, modern fitted kitchen with a range of wall and base units, integrated oven/hob/filter hood, composite sink unit, tiled splashbacks, space for further appliances, radiator.

LANDING
Access to loft, door to

BEDROOM ONE
12'2 x 9'10
Double glazed window, radiator, fitted wardrobes

BEDROOM TWO
12'2 x 9'5
Double glazed window, radiator, fitted wardrobes

BATHROOM
19'8'''6'6" x 16'4'''26'2"
Double glazed window, WC, sink, bath with shower screen, mixer tap, power shower, tiled to splash areas, radiator. Extractor fan, vinyl flooring.

OUTSIDE
The development is subject to an annual estates charge of £50 per annum for maintenance of common areas.

REAR GARDEN
With paved patio area leading to lawn, with further paved area and gated side access

PARKING
Features two parking spaces to the front of the property

SERVICES
No appliances or services have been tested

COUNCIL TAX
Band D, Hertfordshire Council

HOW TO GET THERE
From the A41, take the A4251 exit towards Berkhamsted. Continue along the A4251 (London Road) into Berkhamsted, then turn onto Lower Kings Road. Continue along Lower Kings Road and turn onto Admiral Way.

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For further information on viewing call 01604 230222