







**£550,000**

Situated in a highly desirable Berkhamsted location, this beautifully presented, three-bedroom mid-terraced house, finished to a modern specification throughout comprises of; a welcoming entrance hall leading to a downstairs cloakroom, modern fitted kitchen, a spacious lounge/dining room, with direct access onto the private enclosed rear garden. Upstairs, the property offers three well-proportioned bedrooms and a modern contemporary family bathroom as well as two allocated parking spaces. Early viewing is highly recommended. ALSO AVAILABLE

# Property Description

## ENTRANCE

Door to:

## ENTRANCE HALL

Stairs to first floor, radiator, built in storage cupboard, doors to cloakroom, kitchen and lounge/diner.

## CLOAKROOM

Pedestal wash hand basin, with mixer tap, radiator, low level w.c.

## LOUNGE/DINER

Double glazed window to rear aspect, double glazed patio door to garden. Radiator.

## KITCHEN

Double glazed window to front aspect. Range of wall mounted and floor standing units with roll edge work surface over, stainless steel single drainer sink with mixer tap, built in oven and gas hob with extractor over, integrated fridge/freezer, washing machine and dishwasher, radiator.

## LANDING

Access to loft space, radiator, doors to bedrooms and bathroom.

## BEDROOM ONE

Two double glazed windows to front aspect. Radiator.

## BEDROOM TWO

Double glazed window to rear aspect. Radiator.

## BEDROOM THREE

Double glazed window to rear aspect. Radiator.

## BATHROOM

Panelled bath with shower over, pedestal wash hand basin with mixer tap, low level w.c., part tiled walls, heated towel rail, extractor fan.

## OUTSIDE

## REAR GARDEN

Mainly laid to lawn with patio area, outside tap, rear access.

## ALLOCATED PARKING

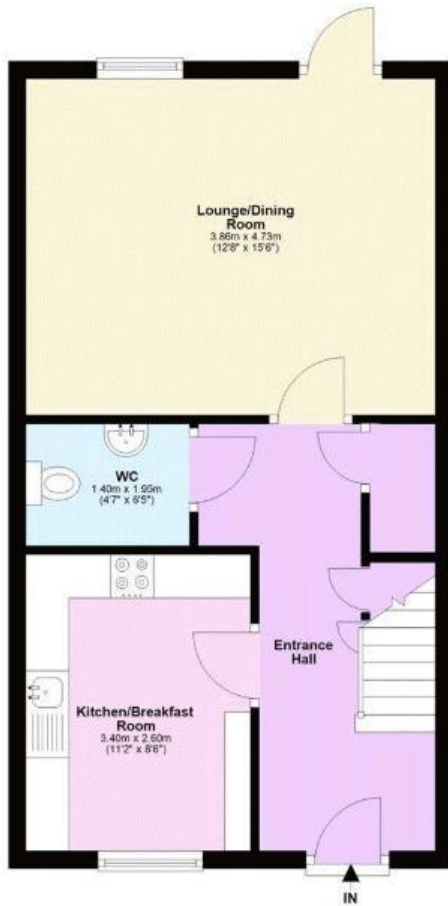
Two allocated parking spaces.

## COUNCIL TAX: D

## EPC RATING: B

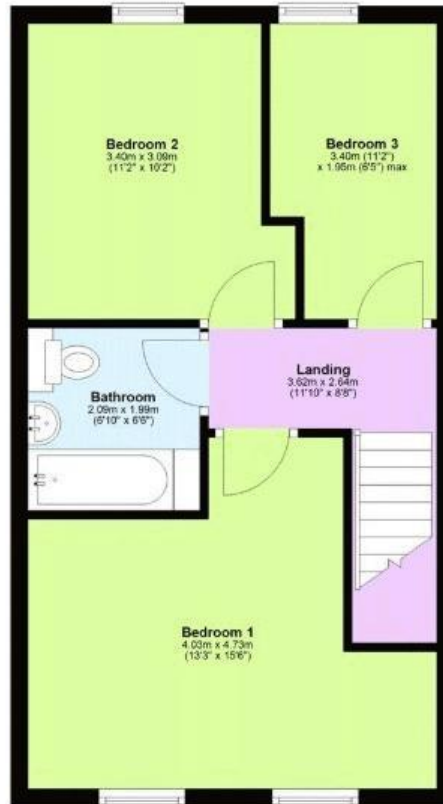
## Ground Floor

Approx. 42.1 sq. metres (452.9 sq. feet)

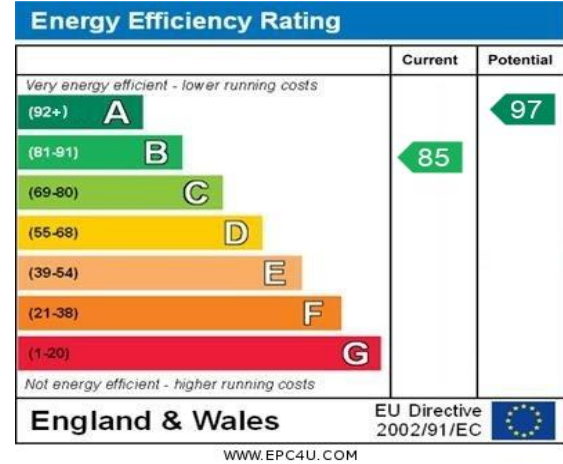


## First Floor

Approx. 41.7 sq. metres (448.9 sq. feet)



Total area: approx. 83.8 sq. metres (901.8 sq. feet)



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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