



**Connells**

Liverpool Road  
Watford



### Property Description

\*\* CASH BUYERS ONLY \*\* NO UPPER CHAIN \*\*

Connells are pleased to present this complete renovation opportunity situated on a popular residential road in Watford. Offered to the market with no onward chain, this three bedroom mid-terraced house is ideal for buyers looking to modernise, add value, or develop further, with scope to extend (STPP). The ground floor features two reception rooms, bathroom area and a kitchen area with access to the rear garden. Upstairs, the property offers three off-landing bedrooms, providing a solid footprint for reconfiguration or upgrading. To the rear of the property is a garage, offering convenient storage or potential for further development options (subject to planning).

Situated in a popular residential location close to local amenities, schools, and transport links, this property is suited to investors, developers, or anyone seeking a project with significant potential. Cash buyers only.

For more information or to arrange a viewing, please contact Connells today.

### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

### Agents Note:

We are advised that there is asbestos to the roof of garage at the property. Interested parties should contact the branch for more information and make further enquiries to ensure the property meets your own individual requirements in terms of financing options and any associated costs.

### Agents Note:

We asked that parties take time to examine the condition of the property and instruct survey should they progress. The seller wishes to include a car within the purchase arrangement. Please speak to the branch for further details.

### Entrance Hall

Stairs to first floor landing.

## **Reception Room**

Bay window to front aspect.

## **Dining Room**

Patio door to rear garden.

## **Kitchen**

Window to side aspect, door to rear garden.

## **Bathroom**

Window to rear and side aspect.

## **First Floor Landing**

### **Bedroom One**

Two windows to front aspect.

### **Bedroom Two**

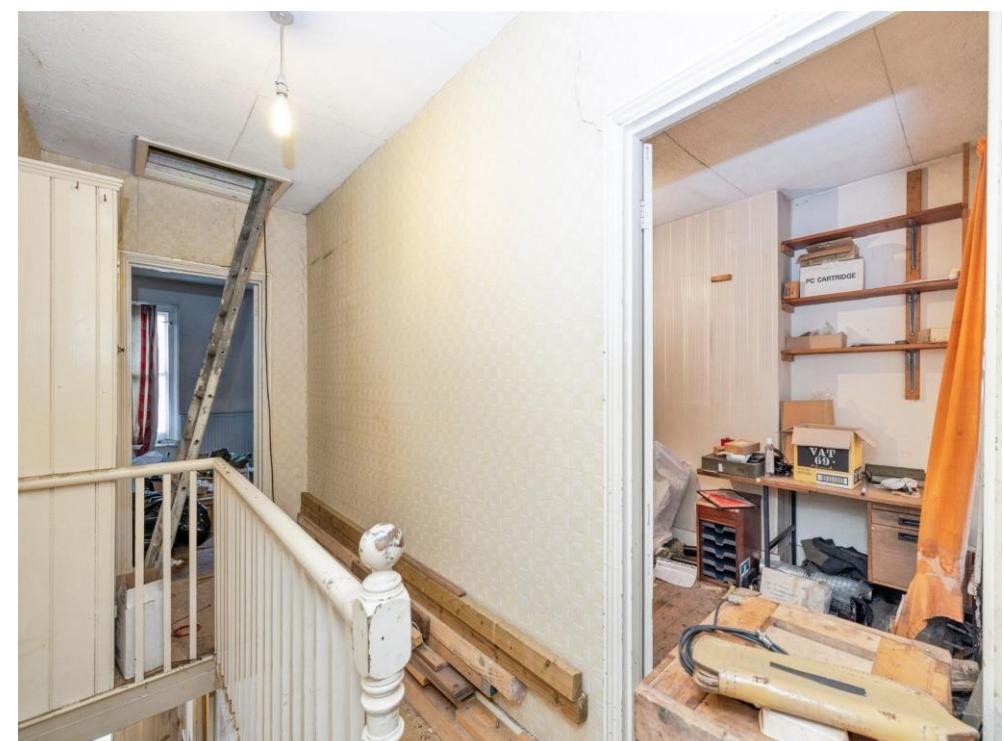
Window to rear aspect.

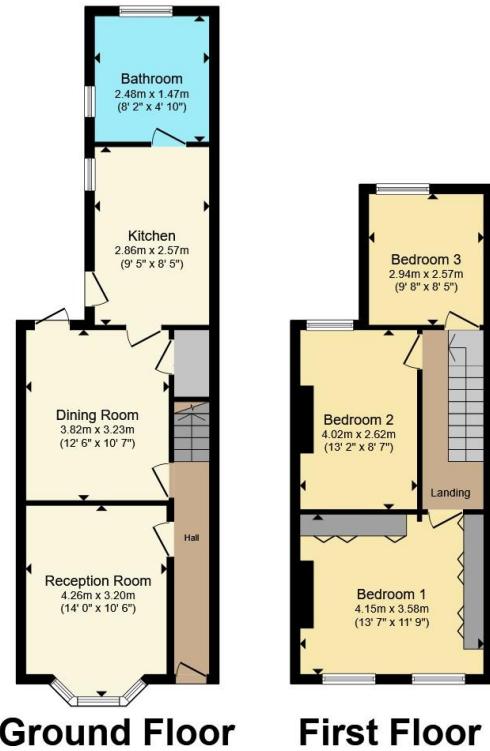
### **Bedroom Three**

Window to rear aspect.

## **Outside**

### **Rear Garden**





Total floor area 89.7 m<sup>2</sup> (966 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

Connells

To view this property please contact Connells on

**T 01923 230 403**  
**E [watford@connells.co.uk](mailto:watford@connells.co.uk)**

6 The Parade  
 WATFORD WD17 1AA

EPC Rating:  
 Awaited

Council Tax  
 Band: C

view this property online [connells.co.uk/Property/WTF313911](http://connells.co.uk/Property/WTF313911)



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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