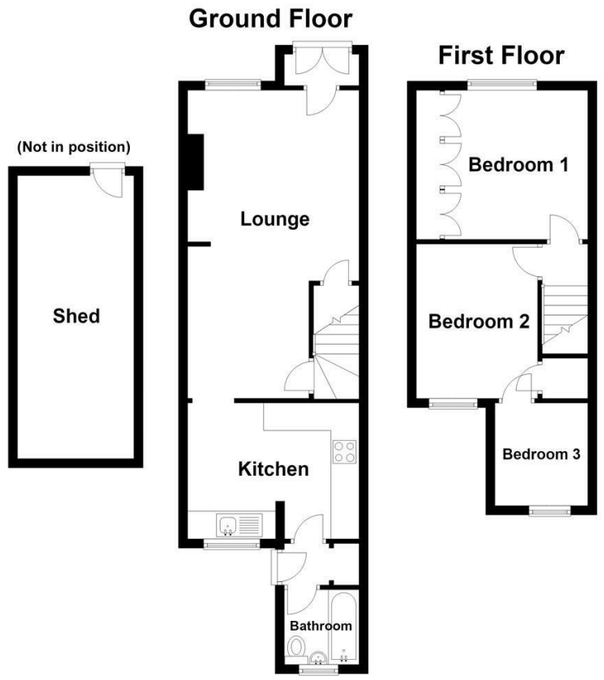
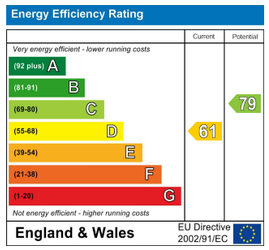


For illustration purposes only - not to scale

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9 Westleigh Office Park, Northampton, NN3 6BW
T: 0333 358 2245 F: 01604 232627
http://www.auctionhouse.co.uk/northantsbedsandbucks.co.uk

105 Harwoods Road, Watford, WD18 7RL



For Auction, Guide £250,000 to £275,000

** FOR SALE BY LIVESTREAM AUCTION NOVEMBER 12TH AT 11:00 AM ** GUIDE PRICE: £250,000 TO £275,000 ** VIEWINGS - BY APPOINTMENT ONLY ** FRIDAY 23/10/26 5.00 PM TO 5.30 PM & SATURDAY 31/10/26 3.00 PM TO 3.30 PM **

** IDEAL FREEHOLD INVESTMENT, CENTRALLY LOCATED IN WATFORD **
This period freehold three-bedroom terraced house, located close to Watford Town Centre and Watford General Hospital, represents an excellent investment opportunity. The property is well positioned for access to local amenities, including train stations, and is situated in an area with high rental demand.
It would make an ideal buy-to-let investment or may suit an owner-occupier looking for a quick purchase. The property features a through lounge, a good-sized kitchen, a ground-floor bathroom, three bedrooms (with bedroom three accessed via bedroom two), double glazing, gas central heating, and an enclosed rear garden.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE: www.northantsbedsandbucks

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105 Harwoods Road, Watford, Hertfordshire, WD18 7RL

ACCOMMODATION

ENTRANCE PORCH
With double doors and door to

LOUNGE/DINING ROOM
22'0 x 11'10
Window to front, window to rear, stairs to 1st floor, two radiators, door to



KITCHEN
12'3 x 9'8
Window to rear, range of fitted units, stainless steel sink, integrated oven/hob and filter hood, door to



HALLWAY
Storage recess, door to garden, door to

BATHROOM
6'3 x 5'4
Window to rear, WC, sink unit, bath with shower/mixer tap, tiled walls



LANDING
Door to

BEDROOM ONE
11'0 x 10'8
Window to front, fitted wardrobes, radiator



BEDROOM TWO
10'10 x 8'8
Window to rear, radiator, connecting doorway to bedroom three



BEDROOM THREE
7'4 x 6'8
Window to rear, radiator



OUTSIDE



FRONT GARDEN
Small walled garden area to front

REAR GARDEN
Enclosed rear garden, laid to paving and decking, with door to



SHED/WORKSHOP
20'2 x 8'4
With window and door to garden.

PARKING
Resident permit parking on street

SERVICES
No appliances or services have been tested

COUNCIL TAX
Band C, Hertfordshire Council

PRICE INFORMATION
*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE
The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE
The purchaser will be required to pay a buyers premium charge of £2640 (£2200 plus vat)

HOW TO GET THERE
From Watford Town Centre, take Rickmansworth Road (A412) west towards Rickmansworth. Continue along Rickmansworth Road and then turn left onto Harwoods Road. Continue along Harwoods Road, passing Mildred Avenue, Kings Avenue and Princes Avenue; then continue towards Whippendell Road. Number 105 Harwoods Road, Watford, WD18 7RL is on Harwoods Road, near the Whippendell Road area.

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