Michael ANTHONY

Cambrian Way, Hemel Hempstead

Offers in the Region Of £335,000 Freehold

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A well-presented three-bedroom end-of-terrace property situated close to local amenities, schools and transport links, with Hemel Hempstead town centre also within easy reach. The property comprises an entrance porch, spacious living room and a kitchen/diner with access to the private rear garden, which features a patio area, perfect for entertaining. Upstairs there are three bedrooms and a family bathroom. The property is offered with no onward chain and would make a suitable home for a range of buyers.

Property Description

Entrance Porch
Double glazed window to side, door to entrance hall.

Entrance Hall
Door to living room and kitchen, two storage cupboards, stairs rising to first floor.

Kitchen
Range of floor and wall mounted units, wall mounted boiler, stainless steel sink with drainer, dishwasher, washer dryer, fridge, freezer, oven, sliding door to rear garden, double glazed window to rear, door to rear garden, radiator.

Lounge
Double glazed window to front, radiator.

Landing
Doors to all bedrooms and bathroom, airing cupboard housing hot water cylinder.

Bedroom 1
Double glazed window to rear, built in wardrobe, radiator.

Bedroom 2
Double glazed window to front, radiator.

Bedroom 3
Double glazed window to front, radiator, built in storage cupboard.

Bathroom
WC, hand wash basin in vanity unit, panel bath with shower over, heated towel rail, frosted double glazed window to rear, tiled floors and walls.

Rear Garden
Mainly laid to lawn with patio area, mature shrub beds, brick built storage shed, rear access gate.

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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