Clements estate agents

Wharfedale, Hemel Hempstead, HP2 5TQ

Price £275,000

BEING SOLD VIA THE MODERN METHOD OF SALE. Offered with the benefit of NO UPPER CHAIN is this spacious semi detached home. Boasting three bedrooms, 23'8 living room, fitted kitchen, downstairs cloakroom, double glazing, gas central heating, garden and courtyard, garage and off road parking.

Located in Highfield and within easy reach of the local shops and transport facilities and the M1, M25 and A41 road links.

Entrance Hall

Downstairs Cloakroom

Living Room 23'6 x 11'9 (7.16m x 3.58m)

Landing

Kitchen 11'6 max x 7'8 max (3.51m max x 2.34m max)

Bedroom One 12'3 x 8'2 to robes (3.73m x 2.49m to robes)

Bedroom Two 10'2 x 7'7 to robes (3.10m x 2.31m to robes)

Bedroom Three 11'11 x 8'8 (3.63m x 2.64m)

Bathroom

Garage

Off Road Parking

Garden

Courtyard

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

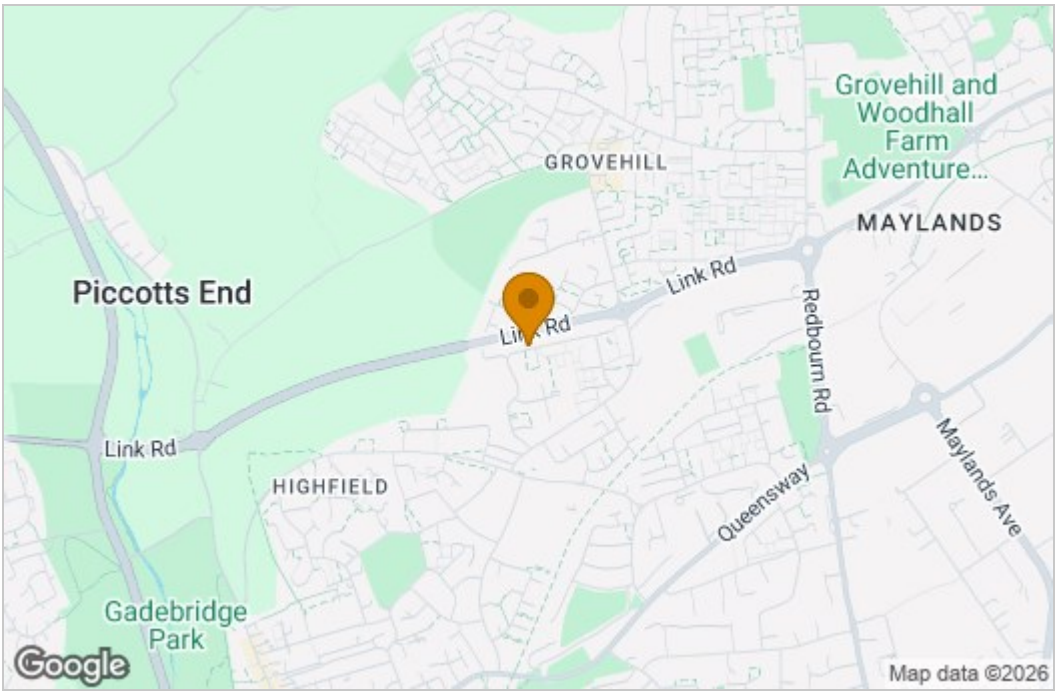
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum fee of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for the stamp duty.

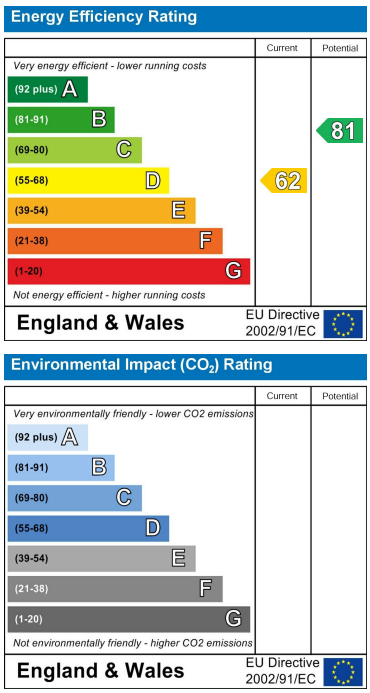
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

45 Marlowes, Hemel Hempstead, Hertfordshire, HP1 1LD
Tel: 01442 214151 Email: sales@clementsestateagents.co.uk https://www.clementsestateagents.co.uk