





£365,000

A well-proportioned three bedroom terraced property situated in the popular Nash Mills area of Hemel Hempstead, offering generous accommodation. The ground floor comprises a kitchen, downstairs WC, living room and access to the generous rear garden, which benefits from convenient side access. Upstairs are three well-sized bedrooms and a family bathroom. The property offers scope for some modernisation, providing buyers with the opportunity to make the home their own, making this an ideal purchase for first-time buyers, families or investors alike.

Property Description

Entrance Hall

Door to cloakroom, door to kitchen, door to living room, radiator, understairs storage cupboard, stairs rising to first floor.

Cloakroom

WC, frosted double glazed window to front.

Lounge

Double glazed window to front, door to rear garden, feature fireplace, two radiators.

Kitchen

Range of floor and wall mounted units, stainless steel sink with drainer, space for oven, space for fridge freezer, radiator, double glazed window to front, door to front.

Landing

Doors to all bedrooms and bathroom, access to loft.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to rear, radiator, storage cupboard housing combination boiler.

Bathroom

Frosted double glazed window to front, panel bath with shower over, hand wash basin, radiator.

Outside

Rear Garden

Mainly laid to lawn with patio area, brick built storage shed, side access gate.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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