

£275,000

Michael Anthony are delighted to offer for sale this modern one bedroom house in the popular Fields End development. Offering a well-presented living space throughout the property comprising a spacious lounge, kitchen, double bedroom, and bathroom. Outside, there is a private garden and an allocated parking space. Ideal for first-time buyers or as an investment opportunity.

Property Description

ENTRANCE

Door to lounge.

LOUNGE

Double glazed window to side aspect. Radiator, stairs to first floor, door to kitchen.

KITCHEN

Double glazed window to side aspect. Range of wall mounted and floor standing units with roll edge work surface, one and half stainless steel single drainer sink with mixer tap, integrated oven and induction hob with extractor over, space for washing machine, space for fridge/freezer, understairs storage, radiator, wall mounted boiler.

LANDING

Access to loft space, radiator, doors to bedroom and bathroom.

BEDROOM

Double glazed window to side aspect. Radiator, built in storage cupboard.

BATHROOM

Frosted double glazed window to rear aspect. Low level w.c., panelled bath with shower over, pedestal wash hand basin with mixer tap, radiator, part tiled walls.

OUTSIDE

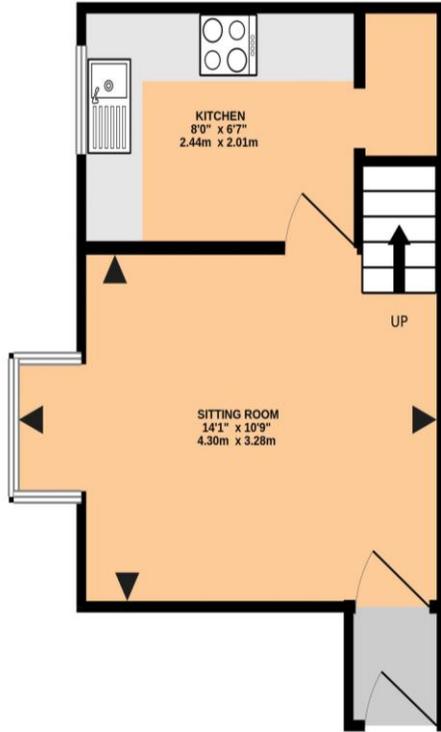
PARKING & STORAGE

One allocated parking space. Outside storage shed.

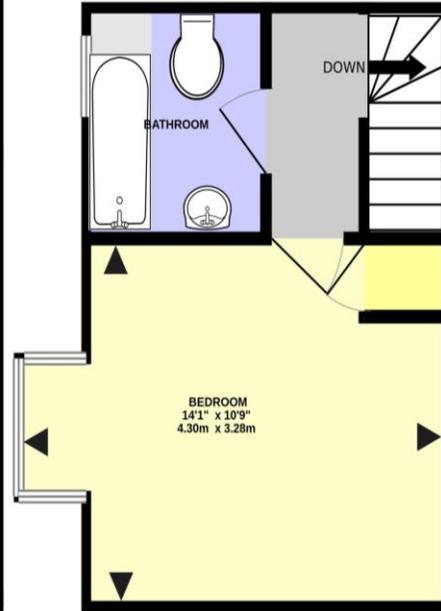
REAR GARDEN

Enclosed, side access, laid to lawn.

GROUND FLOOR
229 sq.ft. (21.3 sq.m.) approx.



1ST FLOOR
218 sq.ft. (20.3 sq.m.) approx.



THE PASTURES, HEMEL HEMPSTEAD HP1 2TN (PRODUCED FOR MICHAEL ANTHONY)

TOTAL FLOOR AREA: 447 sq.ft. (41.5 sq.m.) approx.
No accuracy to this image, text or measurements is guaranteed
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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