Montague
51
53
REGENT
ESTATES

HIGH STREET, NORTHCHURCH, BERKHAMSTED

£370,000 Freehold

ACCOMMODATION

An opportunity to purchase a 2 double bedroom semi detached character cottage in need of modernisation. The property has approved planning permission granted for a double story and rear extension to a 3 bedroom cottage. Property further benefits from a private south facing rear garden and sold with no upper chain.

Internally the accommodation comprises of a reception room with fireplace, kitchen with appliances, two double bedrooms and bathroom with shower attachment.

https://planning.dacorum.gov.uk/publicaccess/files/42E47A69CBC7CD235F596562CD7C3E0E/pdf/20_02734_FUL-EXISTING_AND_PROPOSED_PLANS_AND_ELEVATIONS-1112051.pdf

Northchurch village is just a short distance from the historic market town of Berkhamsted which offers excellent shopping, sporting and educational facilities. For commuters, the mainline station provides a fast and frequent service to London (Euston) and the A41 bypass gives easy access to the M25 and M1.

LOCATION

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OUTSIDE

Externally the property has side access which leads to rear garden. There is also a brick storage shed.

IMPORTANT NOTICE

1. These sales particulars have been prepared from information supplied by the vendors and information collated by Regent Estates.
2. Confirmation has been sought from the vendors to confirm these particulars accuracy.
3. All measurements given have a tolerance of 3" in accordance with RICS Code of Measuring Practice.
4. None of these appliances, plumbing or electrics mentioned within these particulars have been tested by ourselves, prospective purchasers are urged to check their condition before entering in to purchase.

VIEWING

Strictly by appointment through Regent Estates.

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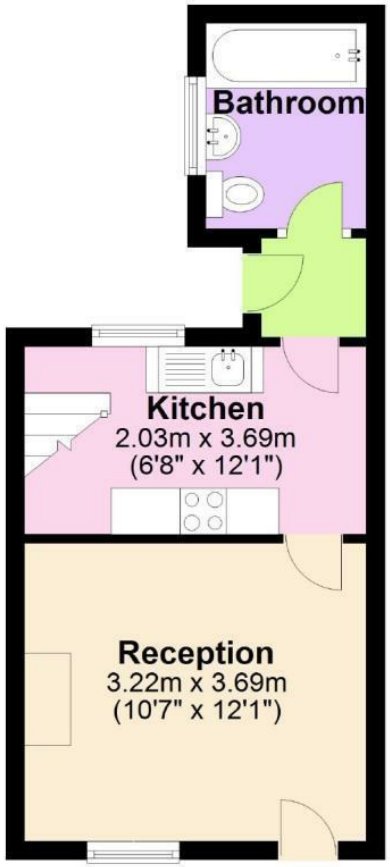
141-143 High Street, Berkhamsted, Herts,
HP4 3HH

Email: info@regent-estates.com
www.regent-estates.com

Ground Floor

Approx. 25.0 sq. metres (269.4 sq. feet)



First Floor

Approx. 19.6 sq. metres (210.6 sq. feet)

Total area: approx. 44.6 sq. metres (480.0 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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