

Mulburries



Ninian Road , Hemel Hempstead, HP2 6NA

Offers in excess of £200,000



**Ninian Road, Hemel Hempstead, HP2 6NA**

- Ground Flat
- Private Courtyard Garden
- Share Of Freehold
- Off Street Parking Space
- No Upper Chain
- Overlooking Green Space To Rear
- No Service Charge Or Ground Rent
- Council Tax Band - B
- Fully Renovated

GUIDE PRICE £200,000-£215,000. Mulburries are delighted to welcome this charming property located on Ninian Road in the Grovehill area of Hemel Hempstead. This delightful flat conversion boasts a cosy reception room, perfect for relaxing or entertaining guests.

With one spacious bedroom, you'll have a comfortable retreat to unwind after a long day. The property also features a well-appointed bathroom, ensuring convenience and privacy and

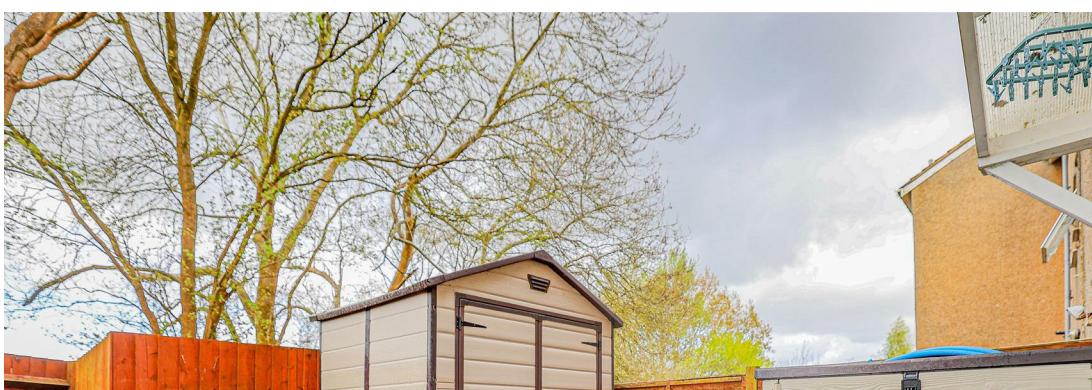




the low maintenance courtyard style garden to the rear offers the benefit of outside space without having to find the time to upkeep it.



Situated in a convenient location, this flat offers parking space for one vehicle, making it ideal for those who value easy access and practicality.



Don't miss the opportunity to make this property your own and enjoy the comfort and convenience it has to offer. Contact us today to arrange a viewing and take the first step towards your new home on Ninian Road.



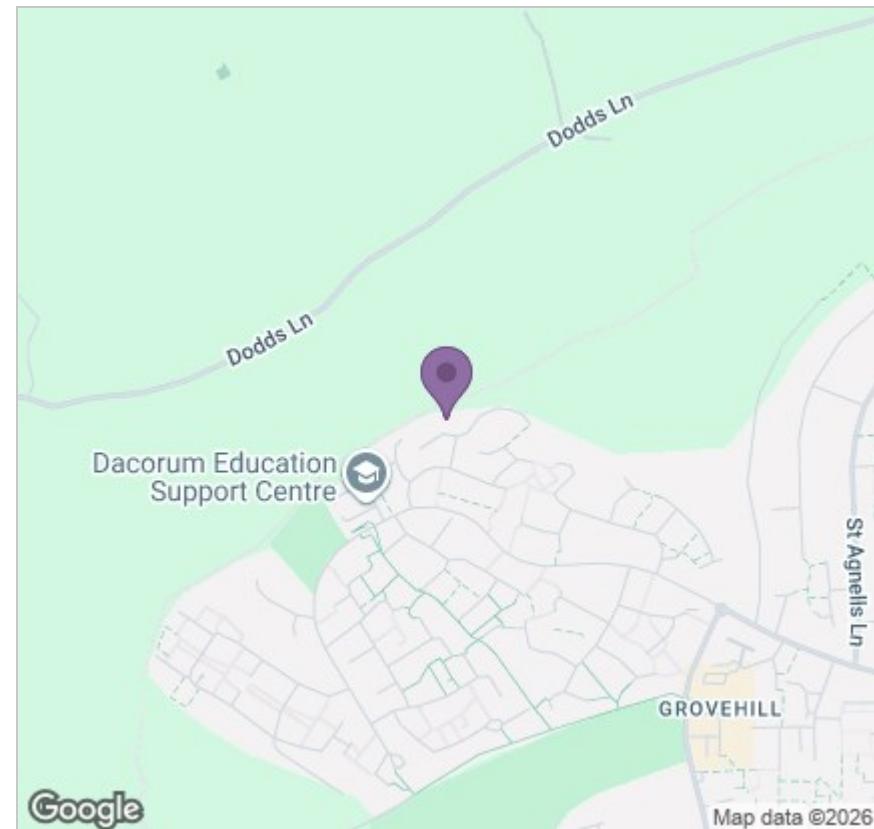
## Floor Plan



## Viewing

Please contact our Mulburries Office on 01442 732362  
if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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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