



49 Figtree Hill

Hemel Hempstead, HP2 5HG

£150,000

Extraordinary opportunity for an investor, first-time buyer or downsizer to purchase a property moments away from Hemel Hempstead town. Walking distance to shops, transport links and the beautiful River Gade and park. There is a lot going on in this ever growing part of Hertfordshire and this property sits perfectly close by yet still offers peaceful living on a residential road just off the old town. Read more and call us on 01442 976 161 to arrange your viewing.

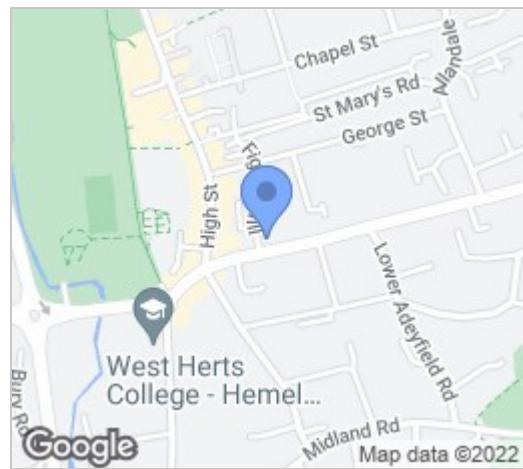
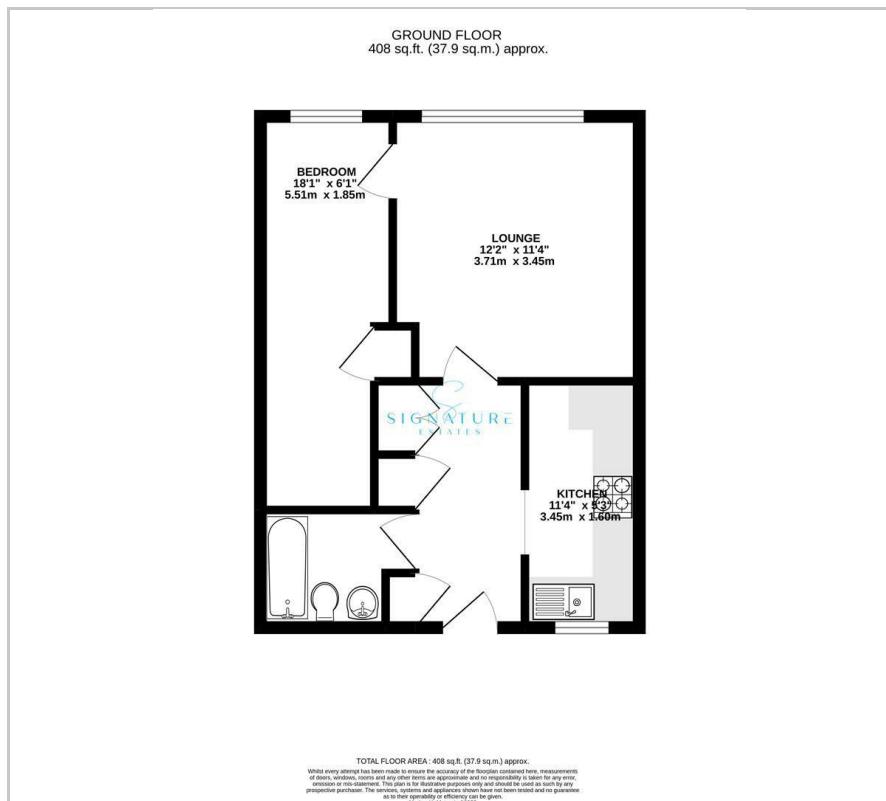
- Ground Floor Maisonette
- In Hemel Hempstead Town
- Communal Garden
- Outside Shed Storage
- New Boiler
- New Laminate Flooring
- Gas Central Heating
- Call Now 01442 976 161

Viewing

Please contact our Bovingdon Office on 01923262666 if you wish to arrange a viewing appointment for this property or require further information.

Floor Plan

Area Map



Energy Efficiency Graph

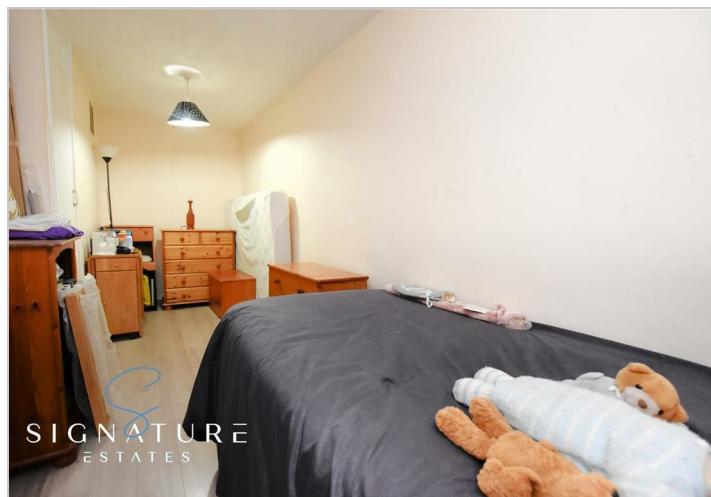
The chart shows the Energy Efficiency Rating for England & Wales. The scale ranges from 'Very energy efficient - lower running costs' (green) at the top to 'Not energy efficient - higher running costs' (red) at the bottom. The current rating is 'B' (green), with a potential rating of '76' (green). The chart is divided into six bands: A (green), B (green), C (green), D (yellow), E (orange), and F (red). The 'B' band is the largest, followed by 'C', then 'D', 'E', 'F', and 'G' (red) at the bottom.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
[92 plus] A			
[81-91] B			
[70-80] C			
[55-68] D			
[39-54] E			
[21-38] F			
[1-20] G			
Not energy efficient - higher running costs			
74		76	

Environmental Impact (CO2) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO2 emissions (B2 plus) A		
(B1-91) B		
(H9-40) C		
(55-48) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

EU Directive 2002/91/EC



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.