



Ninian Road, Hemel Hempstead, HP2 6NA

Offers In Excess Of £200,000

Offered with the benefit of NO UPPER CHAIN is this well presented ground floor maisonette situated in a Cul de Sac. Boasting one bedroom, open plan living room/kitchen, modern fitted kitchen, gas central heating, double glazing, off road parking, courtyard rear garden, new 999 year lease and share of freehold.

Entrance Hall

Double glazed front door, tiled floor and radiator.

Open Plan Living Room/Kitchen 17'5 max x 13'9 max (5.31m max x 4.19m max)



Double glazed window and French doors to garden, understairs cupboard, gas central heating boiler and radiator.

Kitchen



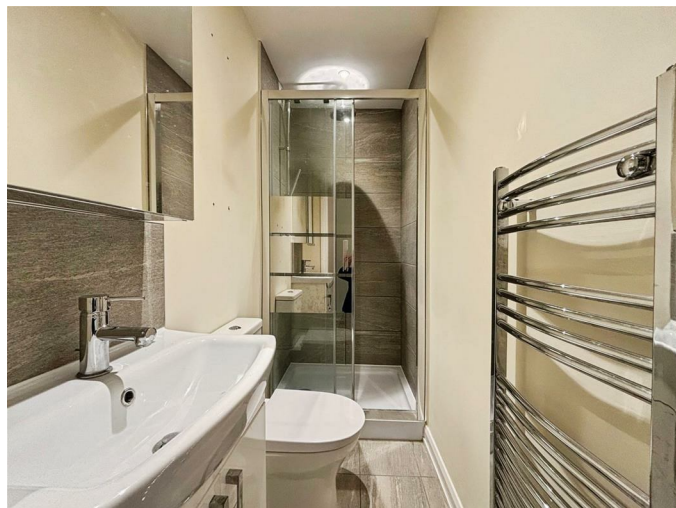
Modern fitted kitchen comprising wall and base units with work surfaces to compliment, double electric oven, electric hob with cooker hood over, stainless steel sink with drainer and mixer tap, plumbing for washing machine, tiled floor and tiled splashbacks.

Bedroom One 14'9 x 7'8 (4.50m x 2.34m)



Double glazed window and radiator.

Shower Room



Shower cubicle, low level wc, wash hand basin with vanity unit, tiled flooring, heated towel rail and extractor fan.

Off Road Parking

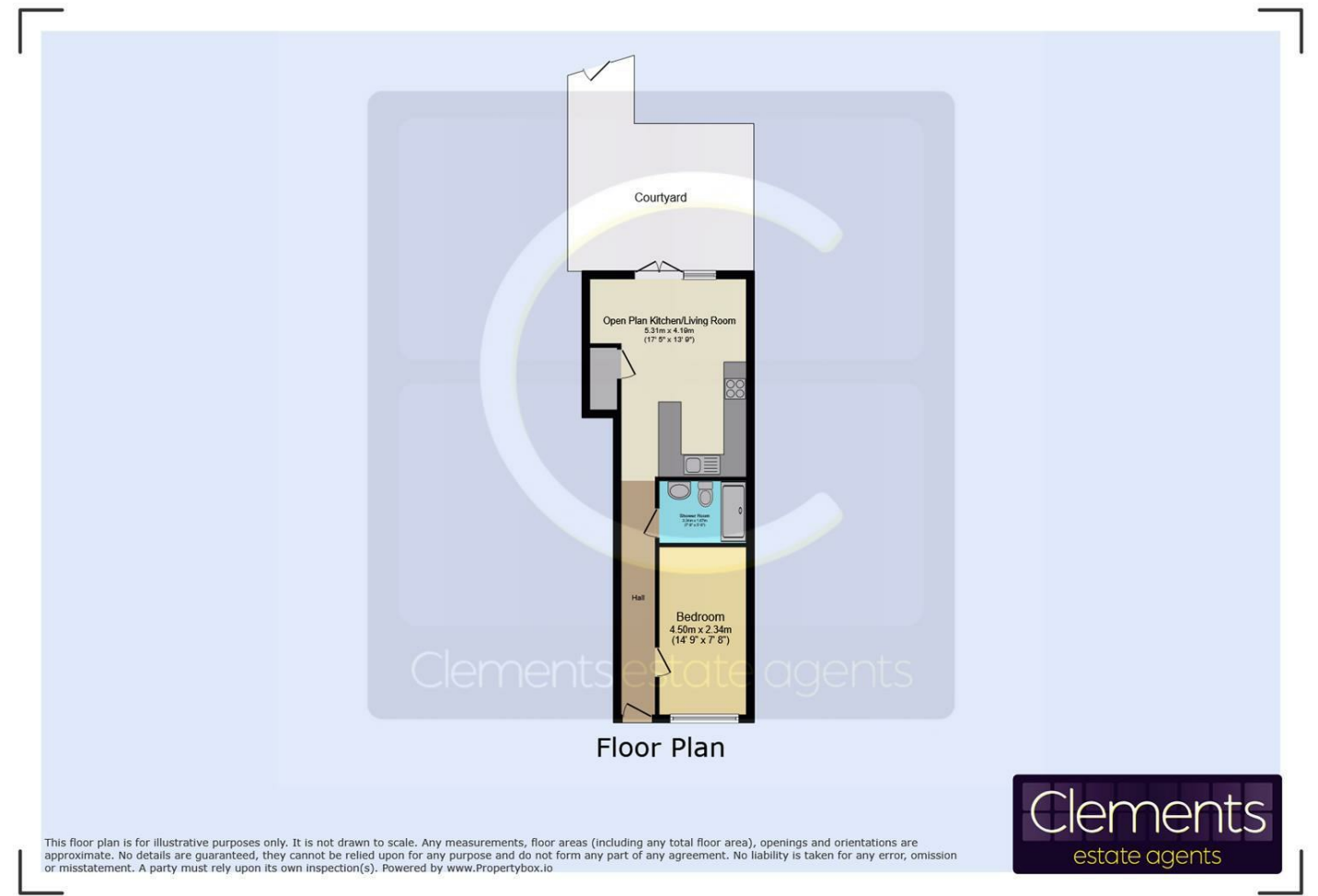
Allocated parking for one car.

Courtyard Garden

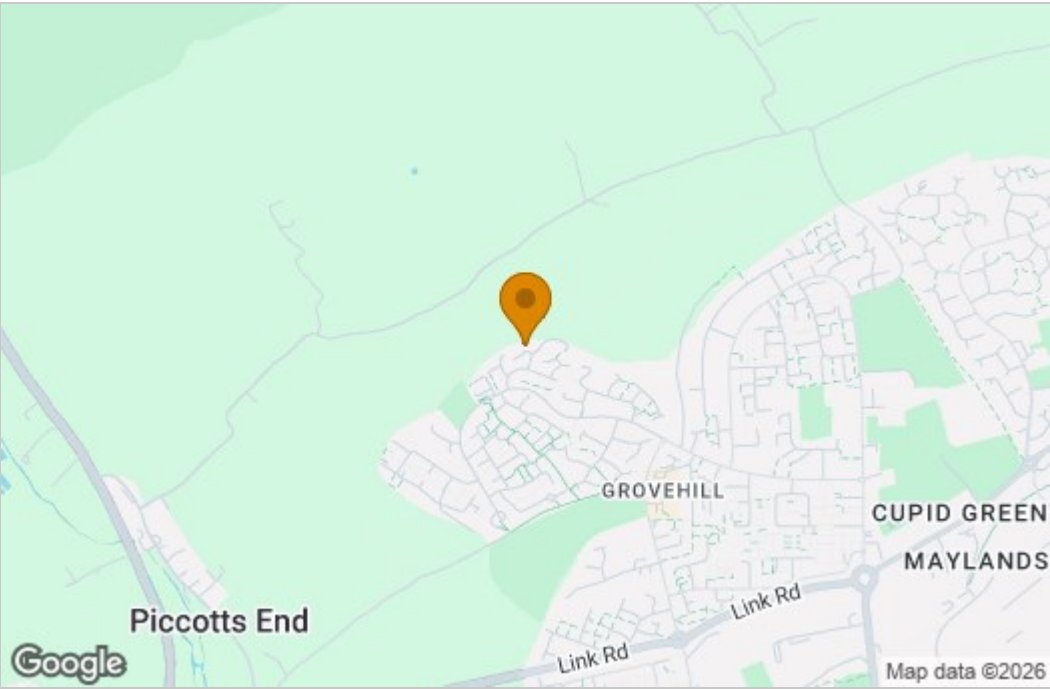


Decking and paved with rear access.

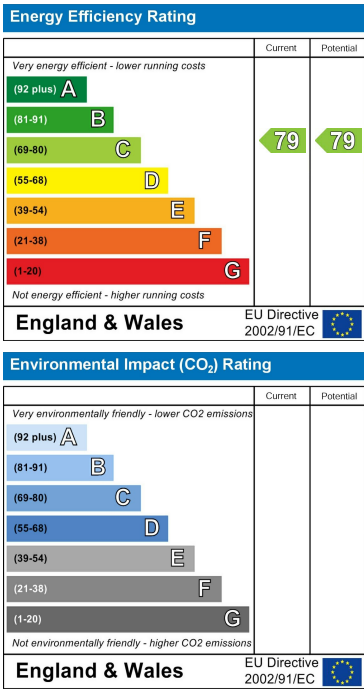
Floor Plan



Area Map



Energy Efficiency Graph



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