Clements estate agents









Wharfedale, Hemel Hempstead, HP2 5TQ

£225,000

MODERN METHOD OF AUCTION. Offered with the benefit of NO UPPER CHAIN is this spacious detached home. Boasting two/three bedrooms, 20'8 living room, fitted kitchen, study/bedroom three, downstairs cloakroom, double glazing, gas central heating, garden and courtyard with brick built shed.

Located in Highfield and within easy reach of the local shops and transport facilities and the M1, M25 and A41 road links.

MODERN METHOD OF AUCTION. Located in Highfield, Hemel Hempstead, this delightful detached house presents an excellent opportunity for those seeking a project to make their own. With two spacious bedrooms, this property offers ample living space, including a generous 20'8 living room that is perfect for both relaxation and entertaining. The fitted kitchen provides a functional area for culinary pursuits, while the downstairs cloakroom adds convenience for guests.

This home is equipped with gas central heating and double glazing, ensuring comfort throughout the seasons. The family bathroom is well-positioned to serve the needs of the household. Outside, you will find a lovely garden and a courtyard with brick built shed, ideal for enjoying the fresh air or hosting summer gatherings.

Importantly, this property is offered with no upper chain, allowing for a smooth and straightforward purchase process. While the home is in need of updating, it presents a wonderful canvas for those looking to add their personal touch and create a space that truly reflects their style. Whether you are a first-time buyer or an investor, this terraced house in Wharfedale is a promising prospect not to be missed.

Entrance Hall



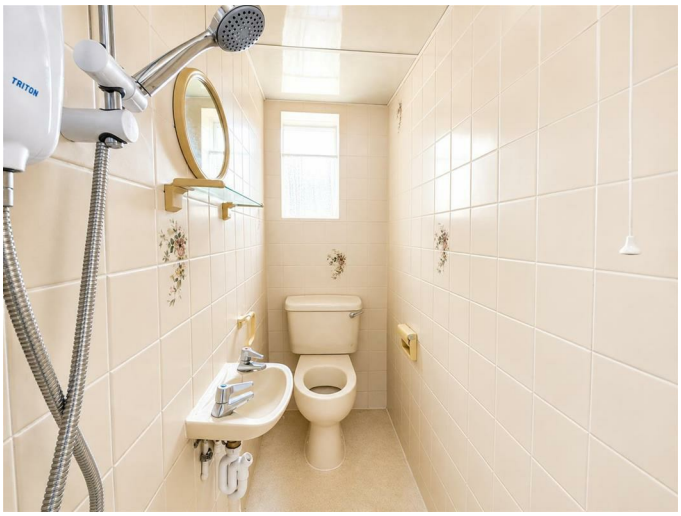
Living Room 20'8 x 11'10 (6.30m x 3.61m)



Study/Bedroom Three 10'0 x 6'1 (3.05m x 1.85m)



Cloakroom



Fitted Kitchen 11'5 max x 9'0 max (3.48m max x 2.74m max)



Landing



Bedroom One 10'11 x 10'10 (3.33m x 3.30m)



Bedroom Two 12'3 max x 9'0 max (3.73m max x 2.74m max)



Bathroom



Separate WC



Courtyard



Brick Built Shed



Garden



Auctioneers Comments

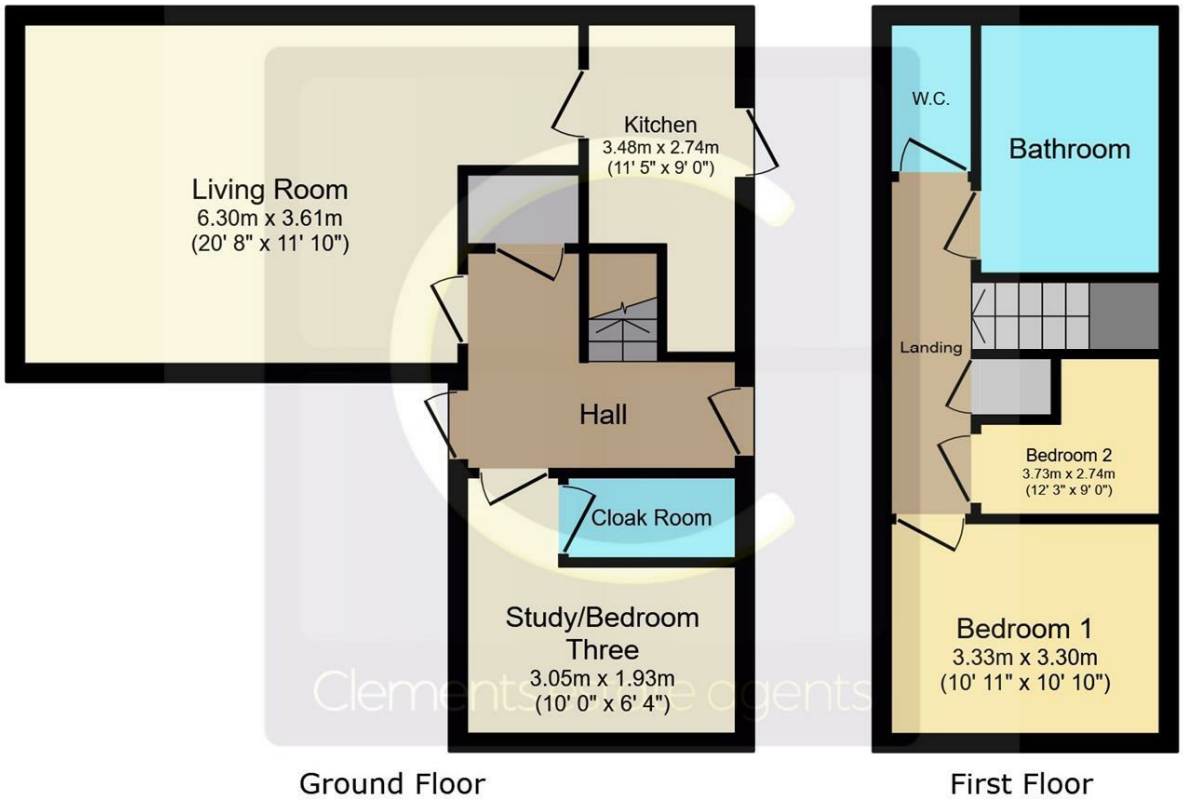
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes a payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum fee of £6,600 inc VAT. This fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The fee is considered within calculations for the stamp duty.

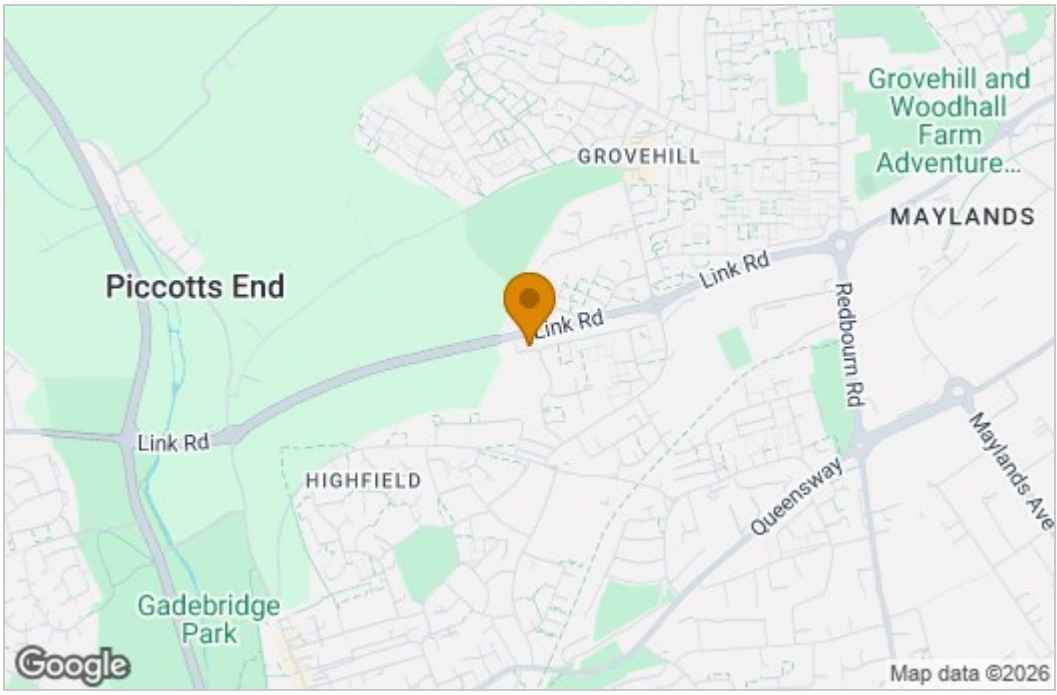
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Floor Plan

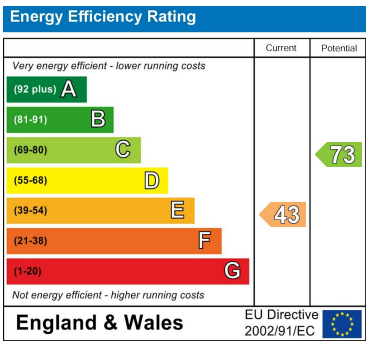


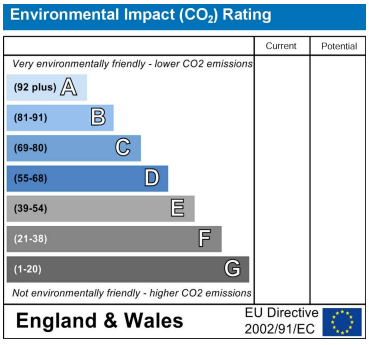
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph





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