



**The Bounce, Hemel Hempstead, HP2 5UF**  
**Asking Price £425,000**

Five room HMO currently renting at £775 per room pcm located in Highfield with communal kitchen and seating area. Boasting shower rooms to all five rooms, downstairs cloakroom, double glazing, gas central heating, off road parking and rear garden. Within easy reach of the Old Town and the numerous travel and road links.

### **Entrance Hall**

Double glazed door to front, storage cupboard, understairs plumbing for washing machine, double glazed door to garden and stairs to first floor.

### **Downstairs Cloakroom**

Low level WC, wash hand basin with vanity unit, tiled flooring and walls.

### **Kitchen 14'11 x 10'9 (4.55m x 3.28m )**

Fitted kitchen with wall and base units and work surfaces to compliment, sink and drainer, coved, double glazed patio door, electric cooker point with cooker hood over, plumbing for dishwasher and tiled floor.

### **Room One 16'1 x 10'9 (4.90m x 3.28m)**

Double glazed window, radiator and shower room.

### **Shower Room**

Shower cubicle, wash hand basin, low level wc, tiled floors and walls and extractor fan.

### **First Floor Landing**

Coving and radiator.

### **Room Two 14'9 x 10'9 (4.50m x 3.28m)**

Double glazed window, radiator and shower room.

### **Shower Room**

Shower cubicle, wash hand basin, low level wc, tiled floors and walls and extractor fan.

### **Room Three 15'11 x 10'10 (4.85m x 3.30m)**

Double glazed window, radiator and shower room.

### **Shower Room**

Shower cubicle, wash hand basin, low level wc, tiled floors and walls and extractor fan.

### **Second Floor Landing**

Velux window and loft access.

### **Room Four 15'5 into door recess x 10'9 (4.70m into door recess x 3.28m)**

Double glazed window, radiator and shower room.

### **Shower Room**

Shower cubicle, wash hand basin, low level wc, tiled floors and walls and extractor fan.

### **Room Five 12'6 x 10'9**

Double glazed window, radiator and shower room.

### **Shower Room**

Shower cubicle, wash hand basin, low level wc, tiled floors and walls and extractor fan.

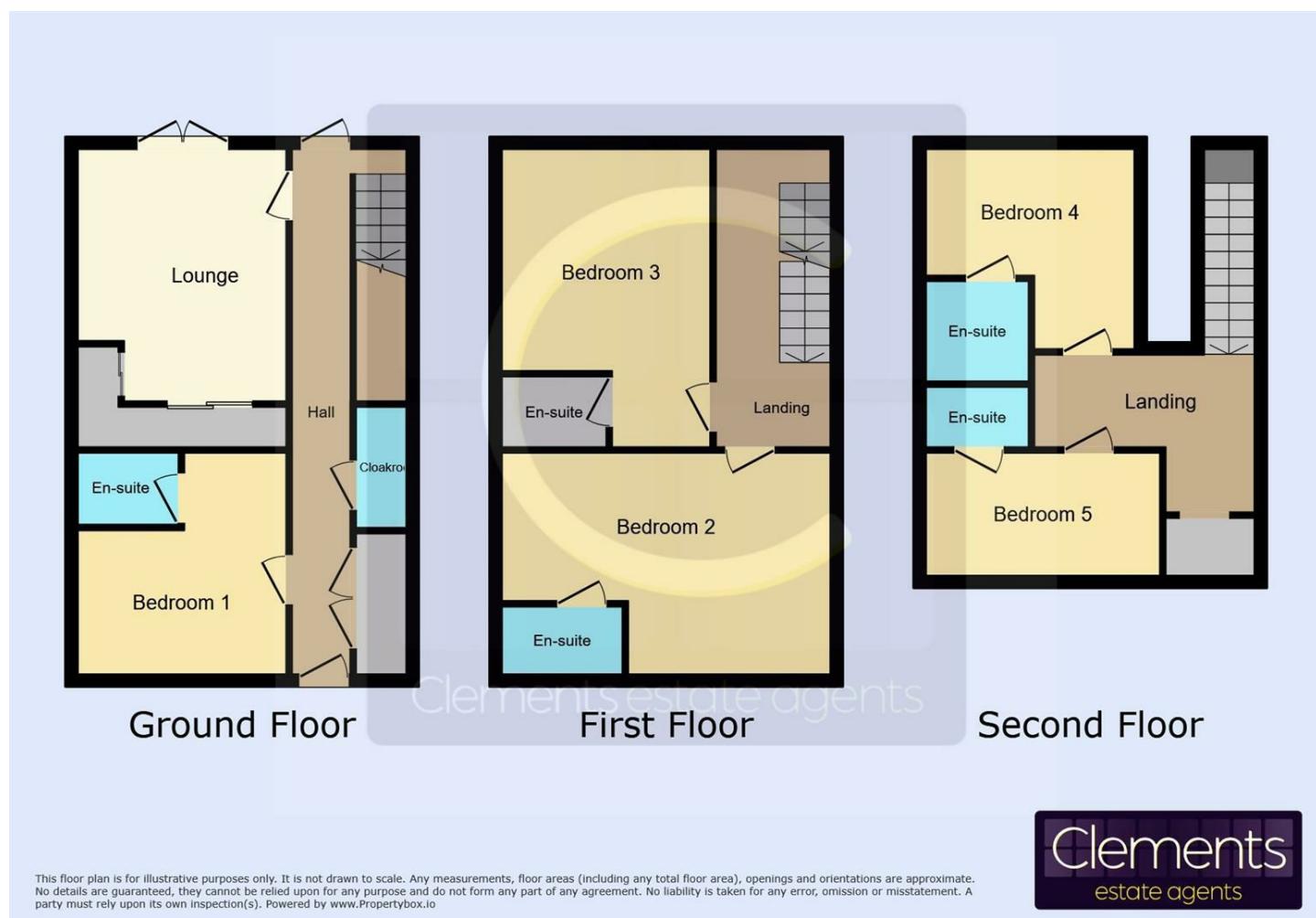
### **Front Garden**

Off Road Parking

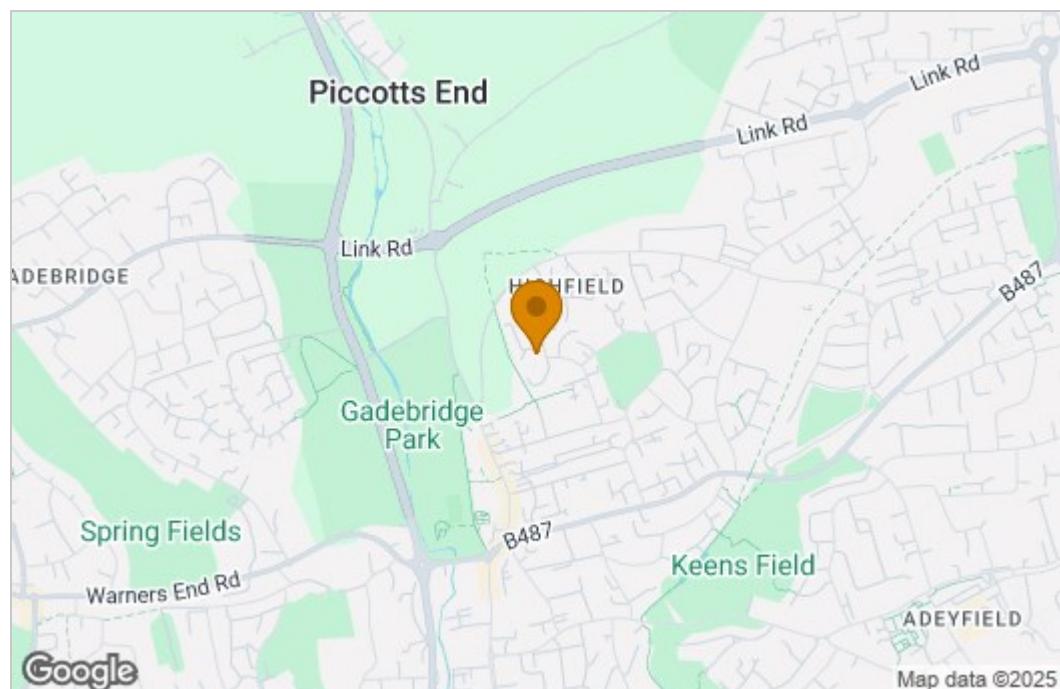
### **Rear Garden**

Patio area

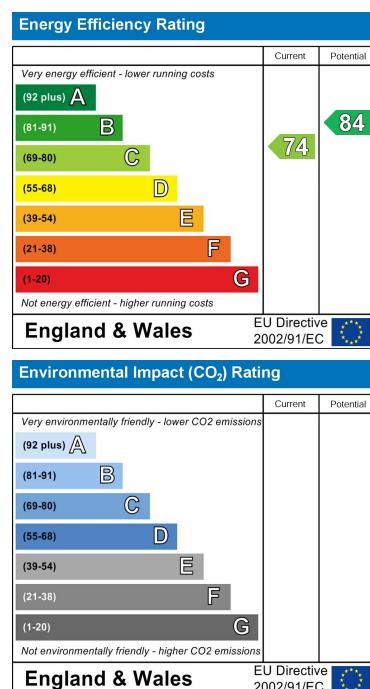
## Floor Plan



## Area Map



## Energy Efficiency Graph



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