



**Bruce Grove, Watford, WD24 4DR**  
**£375,000**

MODERN METHOD OF SALE. Located in North Watford close to the High Street and within easy reach of Watford Junction Station is this terraced house. Boasting three bedrooms, 13'11 living room, 12'11 dining room, kitchen, gas central heating, double glazing and is being sold with the benefit of NO UPPER CHAIN.

## Entrance Hall



Front door, radiator and storage cupboard.

## Living Room 13'9 x 9'6 (4.19m x 2.90m)



Double glazed window, radiator, coving and feature fireplace.

## Dining Room 12'11 x 12'10 (3.94m x 3.91m)



Double glazed window, radiator, feature fireplace and stairs to first floor.

## Kitchen 12'7 x 8'7 (3.84m x 2.62m)



Wall and base units with work surfaces to compliment, 1 1/2 bowl stainless steel sink with mixer taps, tiled splashbacks, electric cooker point, central heating boiler, larder, plumbing for washing machine, double glazed window and double glazed door to garden.

## Landing

Loft access.

## Bedroom One 12'10 x 12'2 (3.91m x 3.71m)



Double glazed window and radiator.

## Bedroom Two 10'10 x 10'1 (3.30m x 3.07m)



Double glazed window and radiator.

## Bedroom Three 8'3 x 7'1 plus door recess (2.51m x 2.16m plus door recess)



Double glazed window. radiator and feature fireplace.

## Bathroom



Panelled bath with mixer taps and shower

attachment, low level wc, wash hand basin, heated towel rail and part tiled.

## Rear Garden



Paved with out building and side access.

## 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).

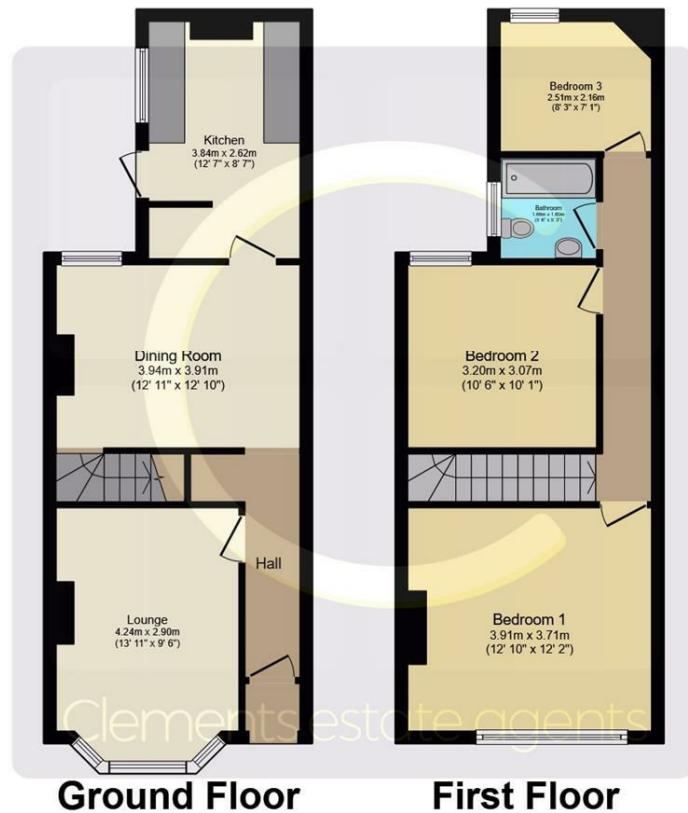
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact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



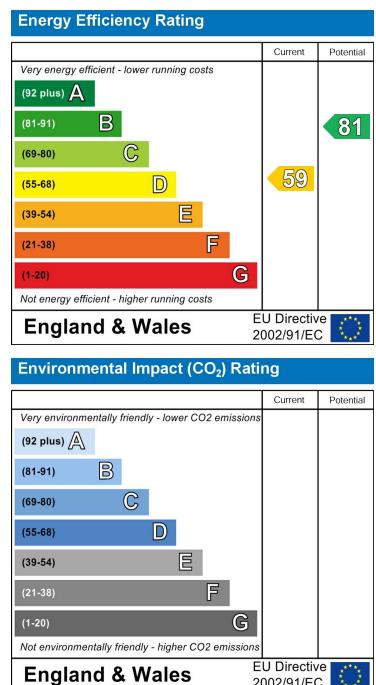
Total floor area 84.3 sq.m. (907 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Area Map



## Energy Efficiency Graph



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.

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