



Jubilee Close, Hemel Hempstead, HP2 5BG

£485,000

MODERN METHOD OF SALE. Situated in this highly sought after private Cul de Sac is this modern semi detached family home offered in excellent decorative order throughout. Boasting three bedrooms, en suite to bedroom one, 17'9 living room, 15'7 kitchen/breakfast room, downstairs cloakroom, double glazing, gas central heating and car port with parking for two cars.

Located close to the local shops, schools, Hemel Hempstead Town Centre and the M1, M25 and A41 road links.

Entrance Hall

Double glazed front door, radiator and stairs to first floor.

Downstairs Cloakroom



Low level wc, wash hand basin with vanity unit and tiled splashbacks, tiled flooring and radiator.

Living Room 17'9 x 12'0 (5.41m x 3.66m)



Double glazed window with fitted shutters, radiator and TV point.

Kitchen/Breakfast Room 15'7 x 11'5 (4.75m x 3.48m)



Modern fitted kitchen comprising wall and base units with work surfaces to compliment, sink with mixer tap, induction hob with cooker hood over, double electric oven, breakfast bar, integrated fridge freezer, integrated dishwasher and washing machine, double glazed french doors to garden, tiled flooring and understairs cupboard..

Landing

Loft access with ladder to boarded loft and airing cupboard housing central heating boiler.

Bedroom One 12'0 x 11'11 (3.66m x 3.63m)



Double glazed window with fitted shutters, built in cupboard and radiator.

En Suite



Velux window, shower cubicle, wash hand basin with vanity unit, low level wc, heated towel rail and tiled floor.

Bedroom Two 11'6 x 8'2 (3.51m x 2.49m)



Double glazed window with fitted shutters and radiator.

Bedroom Three 8'2 x 6'11 (2.49m x 2.11m)



Double glazed window with fitted shutters and radiator.

Bathroom



Panelled bath with mixer taps and shower over, wash hand basin with vanity unit, low level wc, fully tiled walls, heated towel rail and tiled floor.

Rear Garden



Laid to lawn with patio area, shed and side access.

Car Port

Parking for two cars.

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).

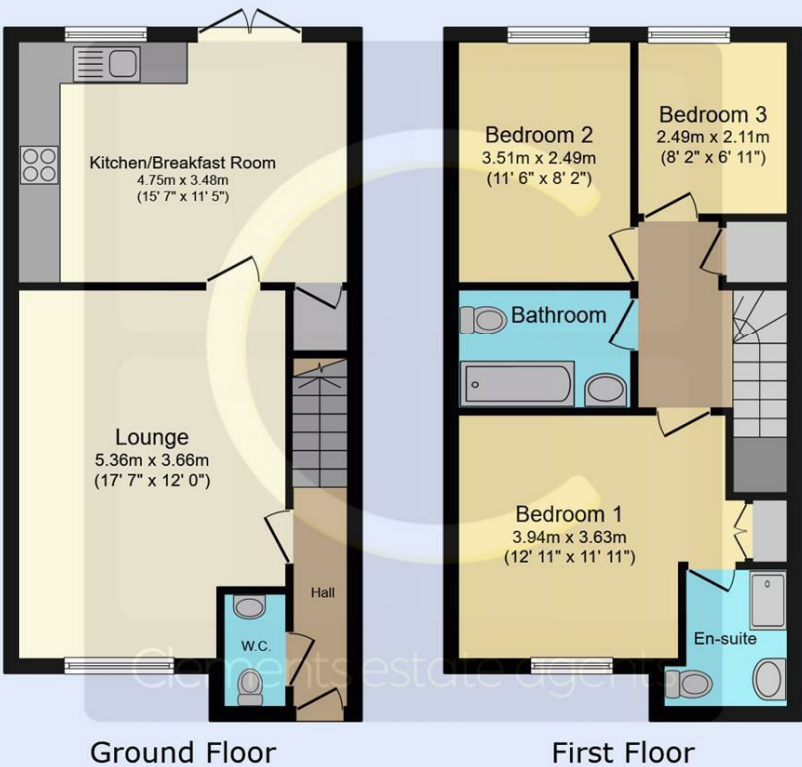
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact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

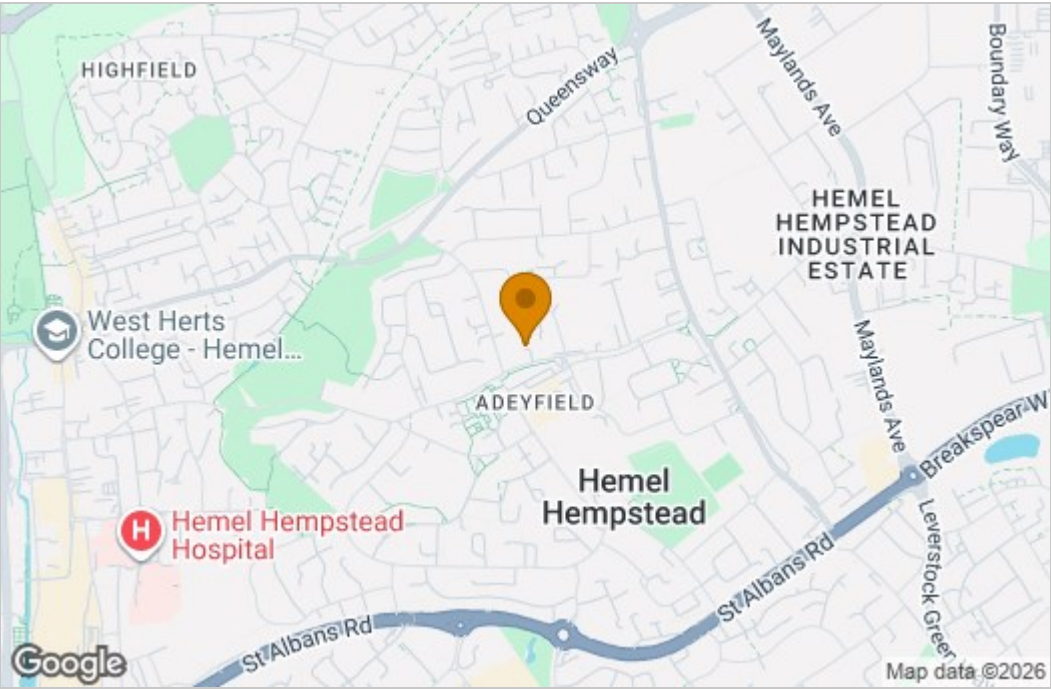
service is taken. Payment varies but will be no more than £960 inc VAT. These services are optional.

Floor Plan

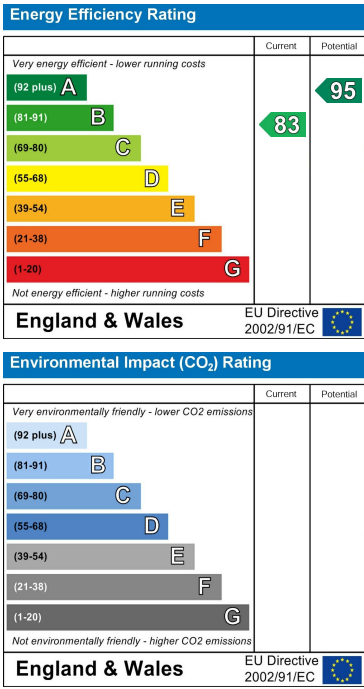


This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability 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



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.