


Church Street, Hemel Hempstead, HP2 5AD

CARTERS residential

**46 Church Street**
**Hemel Hempstead**
**HP2 5AD**

## £210,000

**A one bedroom house which requires modernisation and is located close to local amenities.**

The property has accommodation set on two floors comprising an open plan living room/ dining room with kitchen area. On the first floor a landing, bedroom, hall, bathroom, and two useful storage cupboards. Outside are shared gardens and parking.

The property is located short walk from some local facilities to include a parade of shops with a Tesco's Express and a pharmacy.

- 1 Bedroom House
- Open Plan Living Space
- Double Bedroom
- Gas to Radiator Heating
- Shared Gardens & Parking
- Requires Renovation
- CHAIN FREE SALE











## Ground Floor
The front door opens to the open plan living space with space for sofa, small dining table and stairs to the first floor. The kitchen area has some units and a sink. Windows to the front.

## First Floor
The landing has a door to the bedroom.

The bedroom has a box bay window to the front and a door to a small hall which has two storage cupboards – one housing the gas central heating boiler.

A bathroom has a suite comprising wash WC, wash basin and bath. Window to the front.

## Outside & Parking
There are shared gardens and a shared car park to the side of the neighbouring property.

## Heating
The property has gas to radiator central heating.

## Cost/ Charges/ Property Information
Tenure: Freehold
Local Authority: Dacorum Borough Council
Council Tax Band: C

## Note for Purchasers
In order that we meet legal obligations, should a purchaser have an offer accepted on any property marketed by us they will be required to under take a digital identification check. We use a specialist third party service to do this. There will be a non refundable charge of £18 (£15+VAT) per person, per purchase, for this service.

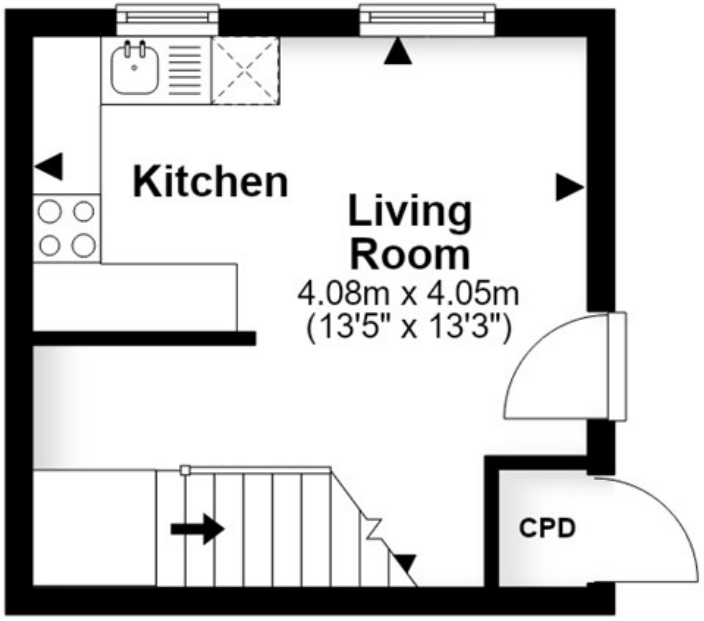
Buyers will also be asked to provide full proof of, and source of, funds - full details of acceptable proof will be provided upon receipt of your offer.

We may recommend services to clients to include financial services and solicitor recommendations, for which we may receive a referral fee – typically between £0 and £200

## Disclaimer
Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be pleased to verify the information for you. Do so, particularly if contemplating travelling some distance to view the property. The mention of any appliance and/or services to this property does not imply that they are in full and efficient working order, and their condition is unknown to us. Unless fixtures and fittings are specifically mentioned in these details, they are not included in the asking price. Even if any such fixtures and fittings are mentioned in these details it should be verified at the point of negotiating if they are still to remain. Some items may be available subject to negotiation with the vendor.

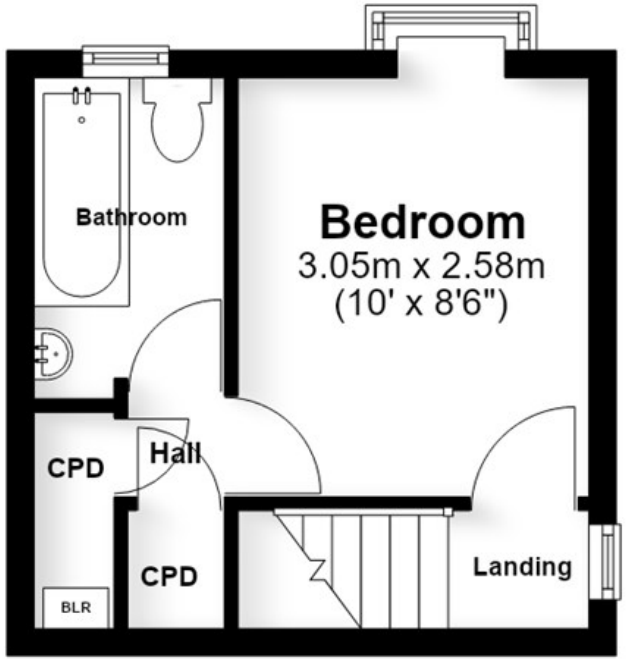
## Ground Floor

Approx. 16.5 sq. metres (177.9 sq. feet)




## First Floor

Approx. 16.6 sq. metres (178.3 sq. feet)




Total area: approx. 33.1 sq. metres (356.1 sq. feet)




### Viewing Arrangements

By appointment only via Carters.
We are open 7 days a week for your convenience


01908 561010

stony@carters.co.uk

carters.co.uk

59 High Street, Stony Stratford, MK11 1AY