



4 WEEK COMPLETION

Rear of property

SITUATION

Located at the junction with Marlborough Road being just a few minutes walk to the multiple shopping facilities in the Town Centre. In addition, the property lies approximately 1 mile from Watford Underground Station (Metropolitan Line), Watford High Street Station (Main Line) and Watford Junction Station (Main Line).
Watford lies approximately 20 miles north-west of central London with easy access to the Motorway Network via the M1 (Junction 5).

PROPERTY

Comprising an end of terrace **Unmodernised 3 Bedroom House** with double glazed windows, gas central heating (not tested) and a rear garden/yard together with a **Parking Space** to the rear of the property accessed from Marlborough Road.

VAT is NOT payable in respect of this Lot

**Unmodernised
3 Bed House**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **NICHOLAS LEIGH**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION (measurements to maximum points)

Ground Floor

Front Room	11'2" × 13'5"
Middle Room	14'7" × 11'5"
Kitchen	8'11" × 7'11"
Bathroom/WC	
Separate WC	

First Floor

Bedroom 1	14'6" × 11'5"
Bedroom 2	9'3" × 11'6"
Bedroom 3	8'11" × 12'7"

Total GIA

Approx 962 sq ft

FREEHOLD offered with FULL VACANT POSSESSION

Note: There may be potential to extend at the rear and into the loft and/or convert into 2 flats, all subject to obtaining the necessary consents.



JOINT AUCTIONEERS

Becker & Co – Tel: 020 8906 1115
Ref: T. Becker Esq – Email: info@beckerandco.com

VENDOR'S SOLICITORS

Axiom Stone – Tel: 020 8951 6989
Ref: Ms Jaymini Ghelani – Email: jg@axiomstone.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts