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Berkhamsted
OFFERS IN EXCESS OF £425,000

Berkhamsted

OFFERS IN EXCESS OF

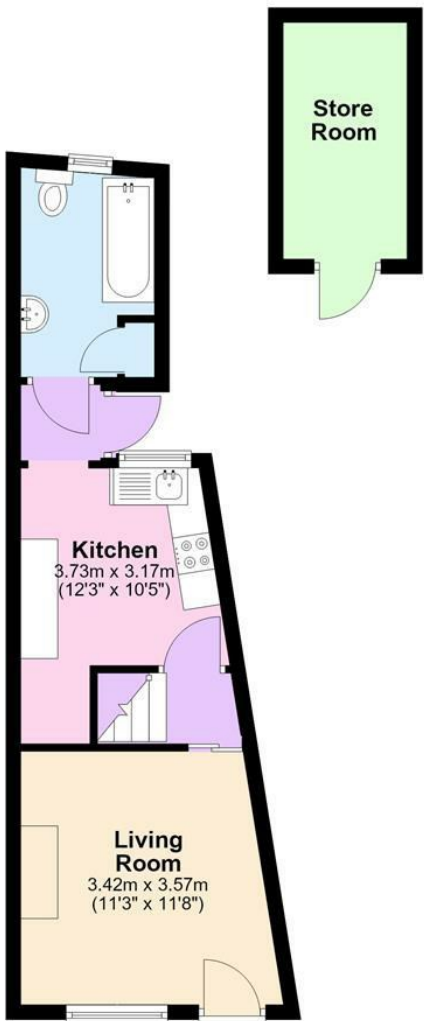
£425,000

Offered for sale with vacant possession and no onwads chain is this charming period cottage. Ideally located for easy access to both the mainline train station and the amenities of Berkhamsted High Street. the property offers a living room, spacious kitchen, bathroom and two well proportioned bedrooms. There is also a useful attic room and open plan rear garden with brick built outhouse.



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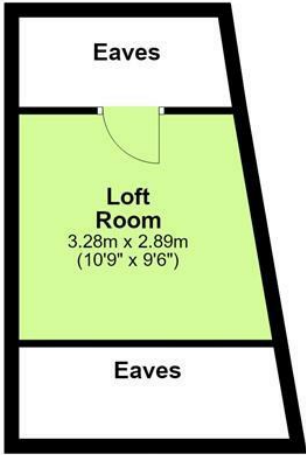
Ground Floor
Approx. 33.2 sq. metres (357.7 sq. feet)



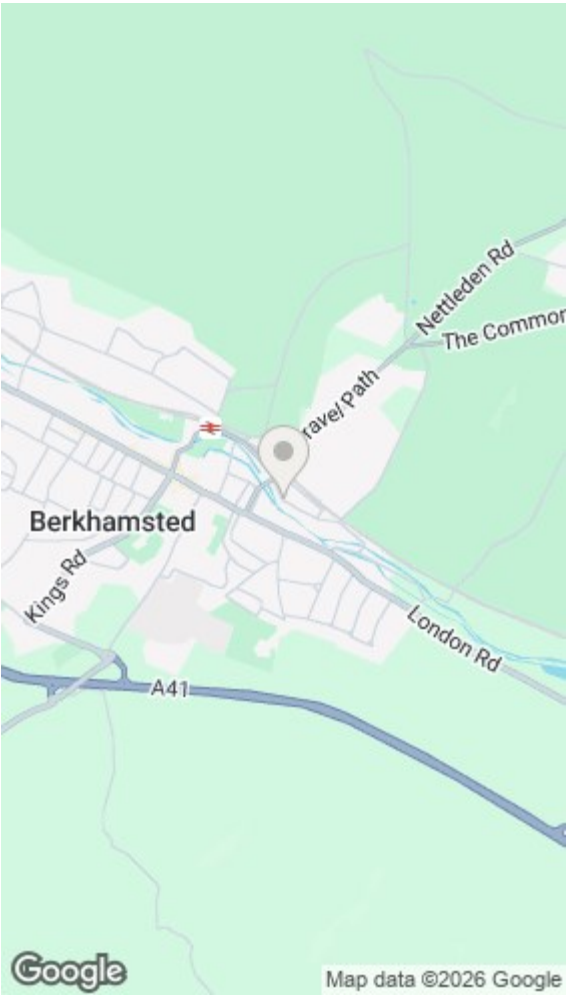
First Floor
Approx. 21.0 sq. metres (226.3 sq. feet)



Second Floor
Approx. 18.0 sq. metres (193.3 sq. feet)



Total area: approx. 72.2 sq. metres (777.2 sq. feet)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
67		76	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	





A charming period cottage in the very heart of Berkhamsted.



The Ground Floor
The front door opens to a living room which has a window to the front, wood effect flooring and several wall lights. There is a working open grate fireplace with recesses to either side of the chimney breast. From here pocket doors open to an inner lobby where stairs rise to the first floor landing. A door from the inner lobby opens to the spacious kitchen area which has been fitted with a range of shaker style base and eye level units to include several drawers. There is a window to the rear and fitted oven with hob and extractor over. There is space and plumbing in the kitchen for a dishwasher and washing machine. From here the rear lobby has a door opening to the rear garden and a door to the ground floor bathroom which is fitted with a white three piece suite to include a bath with shower unit and screen over.

The First Floor
The landing area has doors opening to both first floor bedrooms. The principal bedroom has a window to the front and a hatch with pull down ladder leading to the fully boarded loft room which has two Velux windows to the rear and a door opening to an extensive eaves storage space. The second bedroom overlooks the rear garden and has an over-stairs double cupboard providing excellent storage space.

The Rear Garden
Directly to the rear of the property is a small flagstone patio area which leads to the main portion of the open plan garden area which is mainly laid to lawn with flagstones leading to a patio area at the rear section where the useful brick built outhouse is positioned.

The Location
Discover the enchanting allure of Berkhamsted, nestled in the heart of Hertfordshire. With its rich history, picturesque landscapes, and vibrant community, this captivating town offers an exceptional living experience. Immerse yourself in the historical charm of Berkhamsted as you stroll through the town centre lined with beautiful period architecture. From the remnants of Berkhamsted Castle directly opposite the property, a magnificent 11th-century stronghold, to the elegant Georgian and Victorian buildings that grace the town, every corner is steeped in stories of the past including our very own shop which is grade II star listed and reputed to be the oldest timber framed shop in the country.

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Berkhamsted Town
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

Agents Information For Buyers
Thank you for showing an interest in a property marketed by Sterling Estate Agents. Please note that on occasion we may use AI to enhance our photography.

Please be aware, should you wish to make an offer for this property, we will require the following information before we enter negotiations:

1. Copy of your mortgage agreement in principal.
2. Evidence of deposit funds, if equity from property sale confirmation of your current mortgage balance i.e. Your most recent mortgage statement, if monies in bank accounts the most up to date balances..
3. Passport photo ID for ALL connected purchasers and a utility bill. We are duty bound to complete anti money laundering (AML) checks on all connected purchasers should an offer be accepted. The charge for this is £75 plus VAT per person.

Unfortunately we will not be able to progress negotiating any offer unless we have ID, checks and proof of funds. By making an offer on property with Sterling Estate Agents you agree to the AML process and charge should your offer be acceptable and you understand this is non refundable in any event.

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