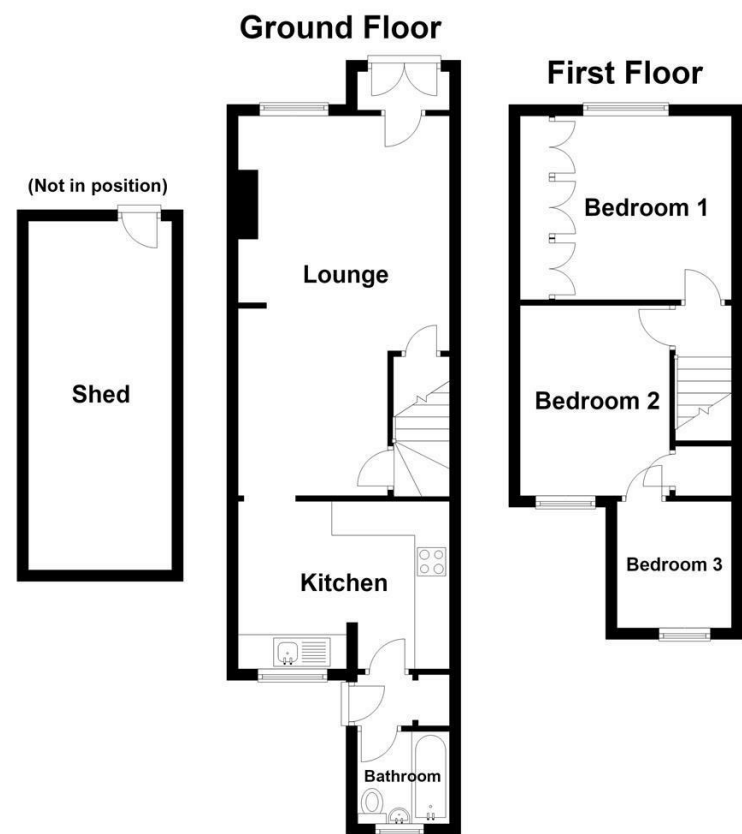




105 Harwoods Road, Watford, WD18 7RL



For illustration purposes only - not to scale



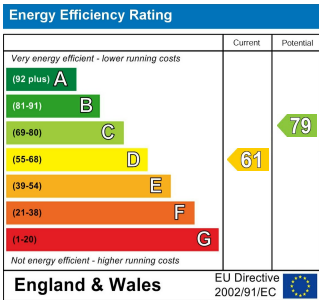
For Auction, Guide £250,000 to £275,000

**** FOR SALE BY LIVESTREAM AUCTION NOVEMBER 12TH AT 11:00 AM ** GUIDE PRICE: £250,000 TO £275,000 ** VIEWINGS - BY APPOINTMENT ONLY ** FRIDAY 9TH OCTOBER 5:00 PM TO 6:00 PM ** & SATURDAY 17TH OCTOBER 3.00 PM TO 4.00 PM ****

This well-presented and traditionally styled two/three-bedroom terraced house represents an excellent investment opportunity, conveniently located within walking distance of Watford Town Centre, Watford General Hospital and the Watford Junction and Met stations. With an estimated market rent of approximately £1,700 per calendar month, the property has the potential to generate a gross yield in excess of 7%, making it an attractive long-term investment in a well-established and thriving area. Offered with vacant possession, the property would also make an affordable home for an owner-occupier or an excellent addition to an existing landlord portfolio.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
www.northantsbedsandbucks.co.uk

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ACCOMMODATION

ENTRANCE PORCH

With double doors and door to

LOUNGE/DINING ROOM

22'0 x 11'10

Window to front, window to rear, stairs to 1st floor, two radiators, door to



KITCHEN

12'3 x 9'8

Window to rear, range of fitted units, stainless steel sink, integrated oven/hob and filter hood, door to



HALLWAY

Storage recess, door to garden, door to

BATHROOM

6'3 x 5'4

Window to rear, WC, sink unit, bath with shower/mixer tap, tiled walls



LANDING

Door to

BEDROOM ONE

11'0 x 10'8

Window to front, fitted wardrobes, radiator



BEDROOM TWO

10'10 x 8'8

Window to rear, radiator, connecting door to



BEDROOM THREE

7'4 x 6'8

Window to rear, radiator



OUTSIDE



FRONT GARDEN

Small walled garden area to front

REAR GARDEN

Enclosed rear garden, laid to paving and decking, with door to



SHED/WORKSHOP

20'2 x 8'4

With window and door to garden.

PARKING

Resident permit parking on street

SERVICES

No appliances or services have been tested

COUNCIL TAX

Band C, Hertfordshire Council

PRICE INFORMATION

*Guides are provided as an indication of each seller's minimum expectation. They are not necessarily figures which a property will sell for and may change at any time prior to the auction. Each property will be offered subject to a Reserve (a figure below which the Auctioneer cannot sell the property during the auction) which we expect will be set within the Guide Range or no more than 10% above a single figure Guide. Additional Fees and Disbursements will be charged to the buyer - see individual property details and Special Conditions of Sale for actual figures.

BUYERS ADMINISTRATION CHARGE

The purchaser will be required to pay an administration charge of £1,140 (£950 plus VAT).

BUYERS PREMIUM CHARGE

The purchaser will be required to pay a buyers premium charge of £2640 (£2200 plus vat)

HOW TO GET THERE

From Watford Town Centre, take Rickmansworth Road (A412) west towards Rickmansworth. Continue along Rickmansworth Road and then turn left onto Harwoods Road. Continue along Harwoods Road, passing Mildred Avenue, Kings Avenue and Princes Avenue; then continue towards Whippendell Road. Number 105 Harwoods Road, Watford, WD18 7RL is on Harwoods Road, near the Whippendell Road area.

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