

FREEHOLD



House - End Terrace (EPC Rating: E)

**BANBURY STREET, WATFORD, WD18  
0EX**

Asking Price

**£530,000**



# 3 Bedroom House - End Terrace located in Watford

A substantial three bedroom home currently being let as rooms but will shortly become vacant to be offered as one whole property with no going concern. Situated in a popular Victorian just off Vicarage Road.

## **FULL DESCRIPTION**

A substantial Freehold Victorian property which will be vacant on completion and in need of modernisation throughout.

The hallway leads to two reception rooms and kitchen and stairs to first floor.

The front aspect reception has a small shower area.

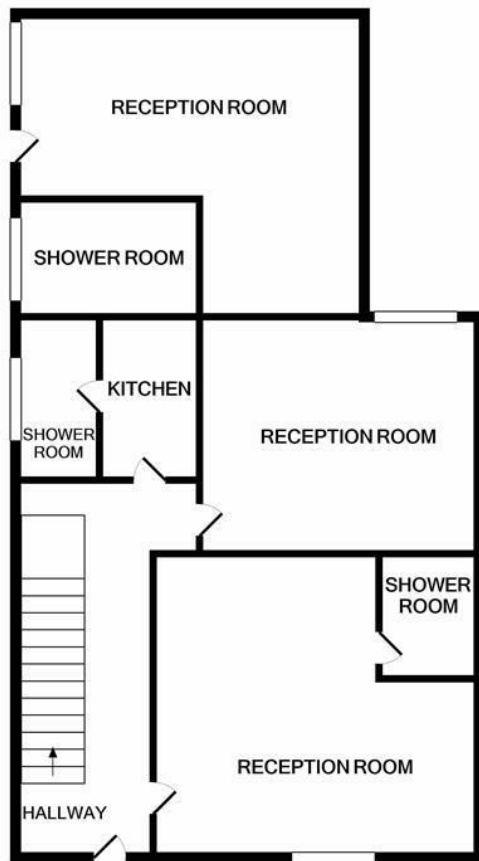
The kitchen leads to a small shower room. The second reception room leads to a third reception room again with en-suite area. Door to garden.

The first floor has two en-suite bedrooms. One of these bedrooms has a small kitchenette. Stairs leading to the second floor which has a large bedroom.

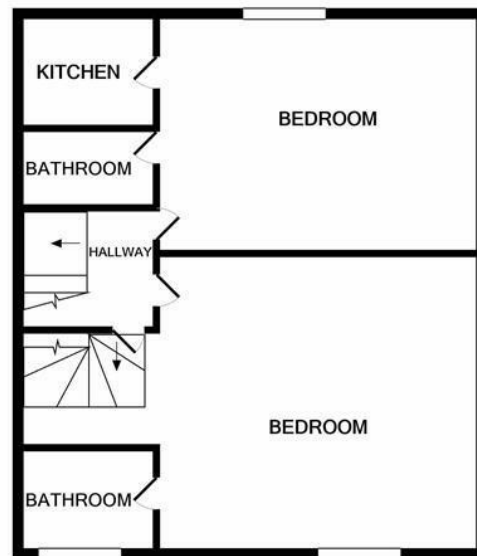
Small courtyard garden.







GROUND FLOOR  
APPROX. FLOOR  
AREA 709 SQ.FT.  
(65.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 498 SQ.FT.  
(46.2 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 222 SQ.FT.  
(20.7 SQ.M.)

BANBURY STREET

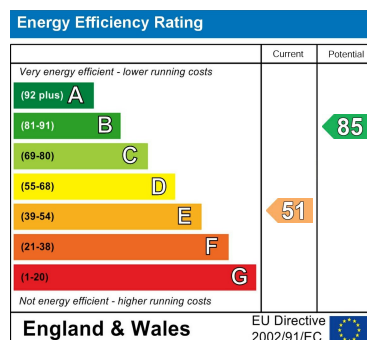
TOTAL APPROX. FLOOR AREA 1429 SQ.FT. (132.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Council Tax Band

E

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the