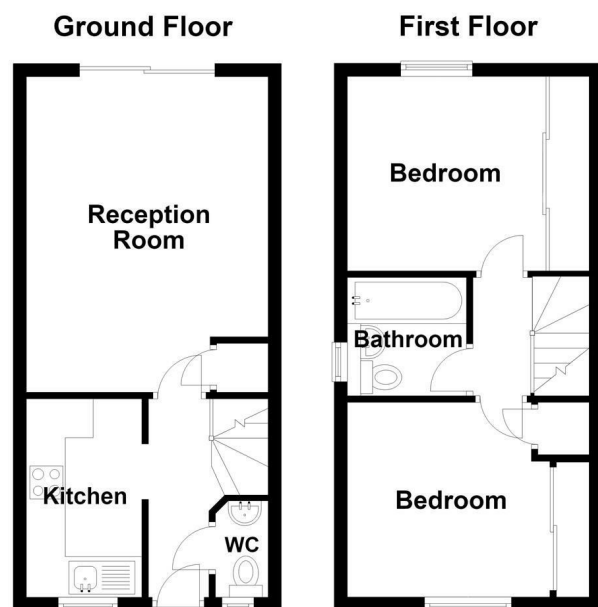


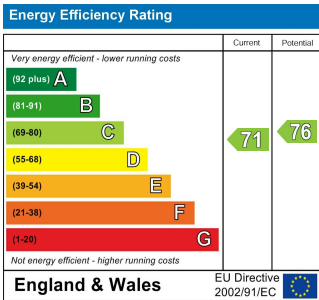


DOISA/2608SA0464



For illustration purposes only - not to scale

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17 Admiral Way, Berkhamsted, Hertfordshire, HP4 1TE



For Auction, Guide £425,000 to £450,000

**** FOR SALE BY LIVESTREAM AUCTION WEDNESDAY 23rd SEPTEMBER 11:00 AM ** GUIDE PRICE £425,000 TO £450,000 ** VIEWINGS BY APPOINTMENT**

Beautifully presented and offered to auction chain free, this attractive two-bedroom end-terrace house is an excellent opportunity for first-time buyers and investors seeking a turn-key property. The home benefits from parking for two cars, UPVC double glazing, gas central heating, a rear garden with convenient side access and a C-rated EPC. Situated within a secluded cul-de-sac, the property enjoys stunning views and a peaceful setting, while remaining within easy reach of Berkhamsted High Street, the mainline railway station and the Grand Union Canal. With an estimated rental value of approximately £1,650 per calendar month, this property represents an appealing long-term investment opportunity, offering strong rental potential and scope for future capital growth.

TO REGISTER TO BID AND VIEW LEGAL DOCUMENTS, PLEASE VISIT OUR WEBSITE:
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ACCOMODATION

ENTRANCE HALL

Wood flooring, radiator, stairs to 1st floor, door to



CLOAKROOM

Double glazed window, radiator, WC, corner sink, laminate flooring

LOUNGE/DINING ROOM

15'8 x 12'2

Double glazed patio doors to garden, radiator, wood flooring, under-stairs storage cupboard.



KITCHEN

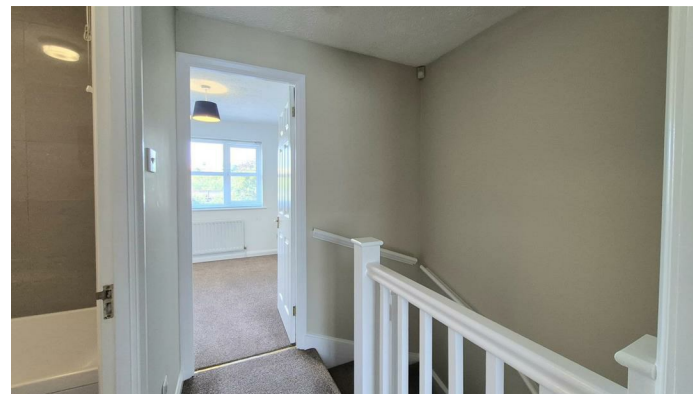
9'10 x 5'9

Double glazed window, modern fitted kitchen with a range of wall and base units, integrated oven/hob/filter hood, composite sink unit, tiled splashbacks, space for further appliances, radiator.



LANDING

Access to loft, door to



BEDROOM ONE

12'2 x 9'10

Double glazed window, radiator, fitted wardrobes



BEDROOM TWO

12'2 x 9'5

Double glazed window, radiator, fitted wardrobes



BATHROOM

19'8"6'6" x 16'4"26'2"

Double glazed window, WC, sink, bath with shower screen, mixer tap, power shower, tiled to splash areas, radiator. Extractor fan, vinyl flooring.



OUTSIDE

REAR GARDEN

With paved patio area leading to lawn, with further paved area and gated side access



PARKING

Features two parking spaces to the front of the property



SERVICES

No appliances or services have been tested

COUNCIL TAX

Band D, 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 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 premium charge of £1,200 (£1000 plus VAT).

HOW TO GET THERE

From the A41, take the A4251 exit towards Berkhamsted. Continue along the A4251 (London Road) into Berkhamsted, then turn onto Lower Kings Road. Continue along Lower Kings Road and turn onto Admiral Way.

For further information on viewing call 0333 358 2245