



Helena Place, Church Street, Hemel Hempstead, HP2 5AD
Asking price £240,000

Sears & Co
estate & letting agents

****NO UPPER SALES CHAIN****

A rarely available one bedroom freehold house, ideally situated in this popular position on Helena Place, Church Street, approximately 0.3 miles from Hemel Hempstead's historic Old Town.

The accommodation comprises an entrance porch, a well proportioned living room, kitchen, generous double bedroom and a family bathroom. Externally, the property further benefits from an area of front garden and an allocated parking space.

An excellent opportunity for first time buyers, downsizers or investors alike.

Council tax band C. Contact sole appointed selling agents Sears & Co to arrange a viewing.

Front Door

Entrance Porch

Wood effect flooring. Recessed down light. Access to the living/dining room.

Living/Dining Room

Double glazed window. Storage heater. Stairs rising to the first floor accommodation. Access to the kitchen.

Kitchen

Double glazed window. Fitted with a range of eye and base level units with work surfaces over. Stainless steel sink with drainer unit and mixer tap. Freestanding oven, fridge and low level freezer. Tiling to splash back areas. Extractor fan. Wood effect flooring.

First Floor Landing

Access to the bedroom.

Bedroom

Double glazed window. Storage heater. Storage cupboard. Access to the bathroom.

Bathroom

Double glazed window. Storage cupboard. Fitted with a three piece suite to include a panel enclosed bath, pedestal wash hand basin and low level w/c. Partially tiled walls. Tile effect flooring. Extractor fan.

To The Front

An area of front garden arranged. Enclosed predominantly by low level wall and part hedging. Planted borders. Outside light. Pathway to the front door.

Parking

The property further benefits from an allocated parking space.

Buyer Information

To comply with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a charge of £48 (per person) including VAT for this service (£40 + vat). The same system will also authenticate buyers proof of funding for the proposed purchase.

Referral Fees

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider.



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Ground Floor

Approx. 18.5 sq. metres (198.8 sq. feet)
(excluding unnamed room)



First Floor

Approx. 17.1 sq. metres (184.0 sq. feet)



Total area: approx. 35.6 sq. metres (382.8 sq. feet)

The Floor Plan is not to Scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared with due diligence and whilst we have confidence in the information produced it should not be relied upon. Maximum lengths and widths are represented on the plan. If there are any aspects of particular importance, you should carry out or commission your own inspection of the property. Copyright ©

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Plan produced using PlanUp.

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. All floorplans and photographs contained in this brochure and for illustrative purposes only measurements cannot be guaranteed and should not be relied upon. Photographs may have had blue sky added and/or brightened. For further information see the Property Misdescriptions Act.

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Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B		
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

