



OLIVER

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Estate Agency with a personal touch!

Gateshead Road, Borehamwood, Herts, WD6



A TWO/THREE BEDROOM, end of terrace property IN NEED OF SOME WORK. This property is tucked away off Gateshead Road with parkland to the side. Ideally located within a short walk to local schools, shops and places of worship. Offered CHAIN FREE!

- Three Bedrooms
- Bathroom
- Lounge
- Extended Kitchen/Diner
- In Need Of Work
- Good Location
- Rear Garden
- CHAIN FREE

£435,000 Freehold

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Accommodation Comprises

Entrance Hall

Lounge 13'7" x 11'11" (4.14m x 3.63m)

Kitchen/Diner 18'0" x 15'3" (5.49m x 4.65m)(Max Points)

Guest Cloakroom

Stairs To First Floor

Landing

Bedroom One 13'11" x 10'0" (4.24m x 3.05m)

Bedroom Two 10'7" x 9'6" (3.23m x 2.90m)


Bedroom Three (Coming off Bedroom Two) 9'8" x 9'2" (2.95m x 2.79m)


Bathroom

Exterior

Front & Rear Gardens



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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VIEWING BY APPOINTMENT WITH AGENTS OLIVER & AKERS

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- (1) MONEY LAUNDERING REGULATIONS intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- (2) These particulars do not constitute part or all of an offer or contract.
- (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- (4) Potential buyers are advised to recheck the measurements before committing to any expense.
- (5) Oliver & Akers have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliance.
- (6) Oliver & Akers have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.