

13 Marlings Turn
Gadebridge
HP1 3LQ

David
Doyle
Sales and Lettings

OIEO £350,000 Freehold



A very well proportioned two double bedroom family home located in this popular gadebridge side road close to highly regarded schooling and excellent local amenities. The ground floor accommodation comprises a porch leading to a hallway with doors to a guest WC, a bright and spacious living room opening to the separate dining room and a fitted kitchen with a range of wall and base units, coordinating work surfaces and space and plumbing for white goods. The first floor boasts a spacious landing with loft access, two double bedrooms, the master of exceptional size with a range of fitted wardrobes and a family bathroom. Externally, the lovely rear garden is arranged with a patio seating area leading to lawn with mature plants and shrubs, fenced boundaries and a shed to the gardens end. The front of the property benefits from a driveway offering excellent off street parking facilities and walled boundaries. With scope to update and modernise, this property is being offered with NO UPPER CHAIN and an internal viewing is recommended.

Hemel Hempstead with its Malls of Riverside and The Marlowes offers a full range of shopping facilities and other amenities. For the commuter the M1 and M25 are close at hand, whilst the mainline railway station offers a fast and frequent service to London Euston.

Two Double Bedroom Family Home

Driveway

Popular Gadebridge Side Road

Close To Schools & Amenities

The Old Town And Gadebridge Park Close At Hand

Generous Well Maintained Rear Garden

Living & Separate Dining Room

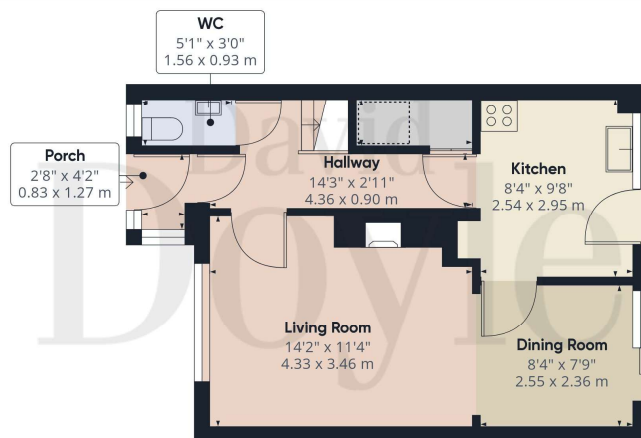
Ground Floor Cloaks

Scope To Update & Extend (STNPC)

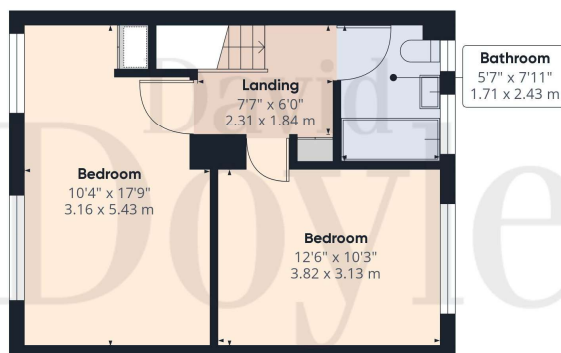
No Upper Chain

Council Tax Band C

Freehold



Ground Floor



Floor 1



Approximate total area⁽¹⁾
788.36 ft²
73.24 m²

Reduced headroom
6.44 ft²
0.6 m²

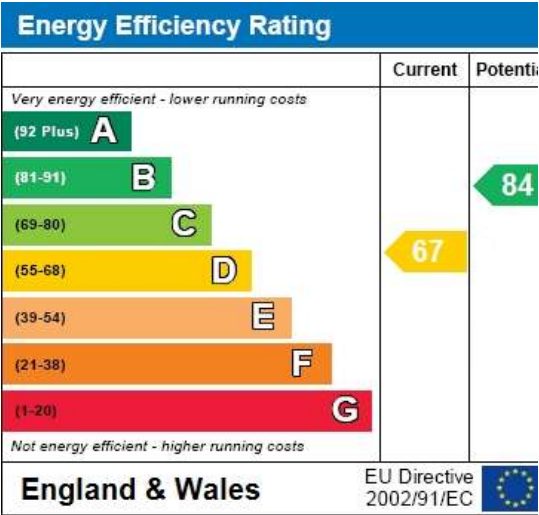
(1) Excluding balconies and terraces

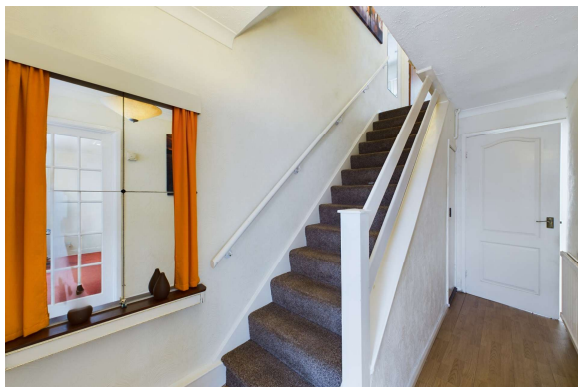
Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Scan here for more details





CALL 01442 248671 OR EMAIL BOXMOOR@DAVIDDOYLE.CO.UK TO BOOK A VIEWING

13 Marlins Turn, Hemel Hempstead, Hertfordshire, HP1 3LQ

Please see below the material information provided to David Doyle by the sellers. All information is shared in good faith, the validity of which should be checked with your legal advisors.

Approximate year built? Not known

Council Tax Band Not known yet

This year council tax charge Not known yet

Tenure Freehold

Is the property shared ownership? No

Are there any maintenance charges for the road? No

Construction type Brick and Tile

Is your property supplied by mains electricity? Yes

Is your property supplied by mains Gas? Yes

Is your property supplied by mains drainage? Yes

Is your heating gas to radiator heating? Yes

How is your broadband supplied? Not known

What parking facilities does your property have? Private/driveway

Please state any costs per annum for parking? None

Are you aware of any asbestos containing material in the property? No

Are smoke alarms installed at the property? No

Is the property an apartment? No

Is the property in a conservation area? No

Is the property listed? No

Are there any restrictive covenants? No

Are there any rights of way or easements? No

Is your property in a flood risk area? No

Has your property or nearby land flooded in the last 5 years? No

Are you aware of any planning permissions or applications in the immediate area? No

Does your property have any accessibility features installed? No

Has your property been subject to any structural movement? No

Is your property in the vicinity of any current or historic mining? No

David Doyle Estate Agents (DD), for themselves and for the vendors of this property whose agents they are, give notice that: (1) These particulars and floorplans are set out as a general outline only for the guidance of the intending purchasers and do not constitute the whole, nor any part, of an offer or contract. (2) All descriptions, dimensions, floorplan dimensions, references to condition, necessary permissions for use and occupation, and any other details, are given in good faith and are believed to be correct at the date of compilation, but any intending purchasers should not rely on them as statements or representation of fact and must satisfy themselves as to their accuracy. (3) All plant, machinery, equipment, services, fixtures and fittings referred to were present at the date of first inspection, but have not been tested and we give no warranty or representation as to their condition, operation, or fitness for the intended purpose. (4) Any comment on council tax/rateable value, rates payable, and permitted planning use, is given in good faith from information informally supplied to us. Intending purchasers must seek confirmation direct from the relevant Local Authority. (5) No person employed by (DD) has any authority to enter into any contract, nor make or give any warranty or representation whatsoever in relation to this property. (6) (DD) do not hold themselves responsible, in negligence or otherwise, for any loss arising from the use of these particulars, nor for any expense incurred in viewing the premises or for abortive journeys. (7) All prices are exclusive of VAT (unless otherwise stated). Terms quoted are subject to contract. NB. PLEASE NOTE that some developments are subject to management company conditions and charges. Solicitors are to advise of any liability/ies.