

**238 Cotterells
Hemel Hempstead
HP1 1JP**

David
Doyle
Sales and Lettings

Offers in Excess of £360,000 Freehold



A lovely two bedroom character property situated close to Hemel Hempstead town centre with its excellent amenities and with benefits including a driveway, useable loft space and garden studio.

The property has been updated by the current owners yet retains a wealth of charm. The accommodation comprises a spacious hallway, family bathroom, cosy living room with a brick and wood feature mantle with a log burning fire, a fitted kitchen, well designed with a range of fitted units, integrated appliances and space and plumbing for white good. Stairs from the kitchen lead to the first floor, arranged with two bedrooms, both with open fireplaces, the master of excellent size and bedroom two enjoying lovely rear aspect views, excellent storage and access to the large useable loft, currently used as a music studio with eaves storage and velux windows. To the rear of the property is a generous garden, mostly laid to lawn with fenced boundaries and a large studio/office with light and power to the gardens end. Side access leads to the front of the property which offers a rarely available driveway and walled boundaries.

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.

Character Property

Two Bedrooms & Useable Loft space

Driveway

Generous garden With Office/Studio

Town Centre Situation

Excellent Proximity To Amenities

Good Order Throughout

Working Fireplaces To Bedrooms & Log Burner To Ground Floor

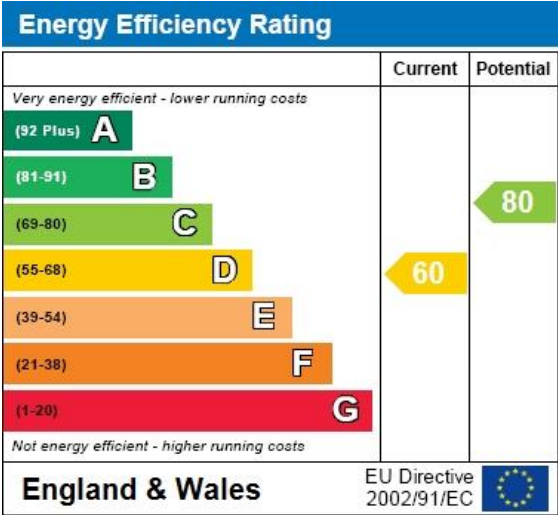
Viewing Advised

Council Tax Band C

Tenure -Freehold



Scan here for more details





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

238 Cotterells, Hemel Hempstead, Hertfordshire, HP1 1JP

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?	1911
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Council Tax Band	C
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This year council tax charge	1836
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Tenure	Freehold
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Is the property shared ownership	No
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Are there any maintenance charges for the road	No
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Construction type	Brick and Tile
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Is your property supplied by mains electricity?	Yes
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Is your property supplied by mains Gas?	Yes
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Is your property supplied by mains drainage?	Yes
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Is your heating gas to radiator heating?	Yes
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How is your broadband supplied	Fibre
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What parking facilities does your property have	Private/driveway Permit Parking
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Please state any costs per annum for parking	25
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Are you aware of any asbestos containing material in the property?	No
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Are smoke alarms installed at the property? Yes

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

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