

2 Bed Terraced In Sotheron Road Watford, Watford, WD17 2QB £410,000





SHORT DESCRIPTION

Property Ref: 15569 Tree-lined Sotheron road is in the ESTCOURT CONSERVATION AREA. There is very little traffic, making it REMARKABLY QUIET for its prime location. UNBEATABLE LOCATION, being nestled between Watford Junction (16 mins to Euston) and Watford town centre. The house is in near-immaculate condition and ready to move straight in. The lounge has a gorgeous cast iron fireplace, traditional column radiator and new plantation shutters. The galley kitchen has gorgeous BLACK GRANITE worktops, new 4 ring GAS hob, electric oven, sink and washing machine. The kitchen-diner is perfect for entertaining and provides further kitchen storage with brand new units and integrated appliances (dishwasher, fridge and freezer). New plantation shutters. The large, MULTI FUNCTIONAL BASEMENT was damp proofed in 2020 and comes with a 20 year guarantee. It can be used as dedicated working from home space, a playroom, snug or a guest bedroom. There is a small front garden but no rear garden. At the rear, there's a small yard providing space to dry clothes, a table and chairs (for that mid-morning cuppa!) and space to store a bike. 2 residents parking permits are available. The current owners love 1) The PROXIMITY to everything 2) No box room. Both bedrooms are PROPER SIZED doubles and not bedroom-off-a-bedroom 3) Effectively semi-detached at ground level 4) Active COMMUNITY SPIRIT amongst neighbours No agents please Property Type: Terraced Full selling price: £410000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: C EPC rating: D Outside Space: Front Garden Parking: Permit Heating Type: Gas Heating , Central Heating Chain Sale or Chain Free: Chain Free Possession of the property: Vacant... -----

2

Bed Room(s)

1

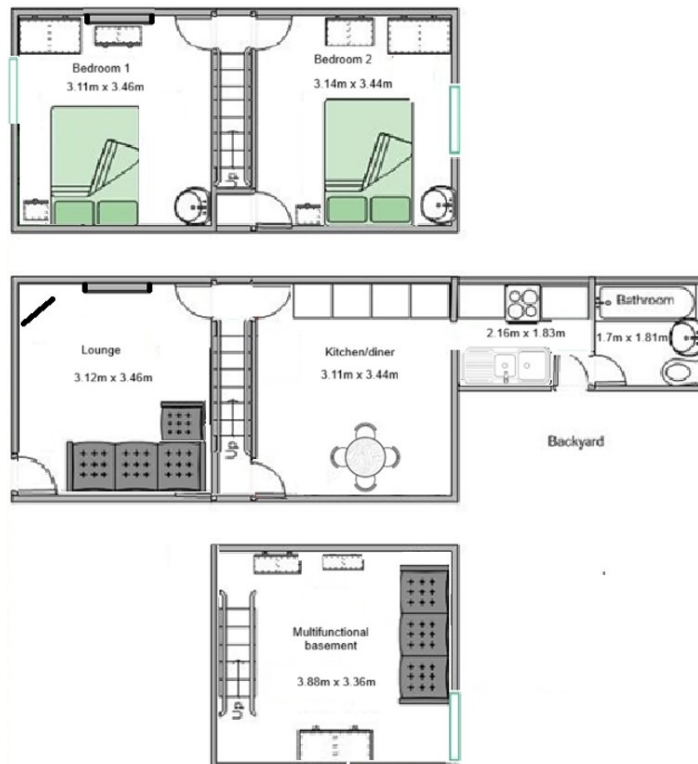
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



EPC GRAPH

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All measurements are a maximum and include wardrobes and bay windows where applicable.

Dwelling type: Mid-terrace house
Date of assessment: 12 September 2017
Date of certificate: 13 September 2017
Reference number: 0553-2832-7018-9993-1551
Type of assessment: RdSAP, existing dwelling
Total floor area: 72 m²

Use this document to:

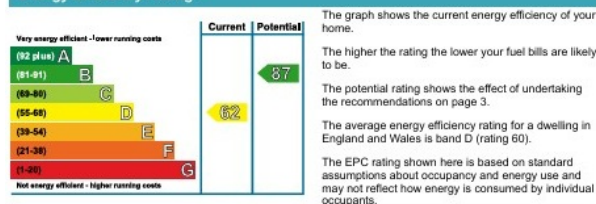
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,397
Over 3 years you could save	£ 951

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	You could save £ 951 over 3 years
Heating	£ 1,920 over 3 years	£ 1,059 over 3 years	
Hot Water	£ 300 over 3 years	£ 210 over 3 years	
Totals	£ 2,397	£ 1,446	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 750	✓
2 Floor insulation (solid floor)	£4,000 - £8,000	£ 111	✓
3 Solar water heating	£4,000 - £6,000	£ 90	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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