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**VICARAGE ROAD, WATFORD - £465,000**

**3 Bedroom Mid Terraced House**



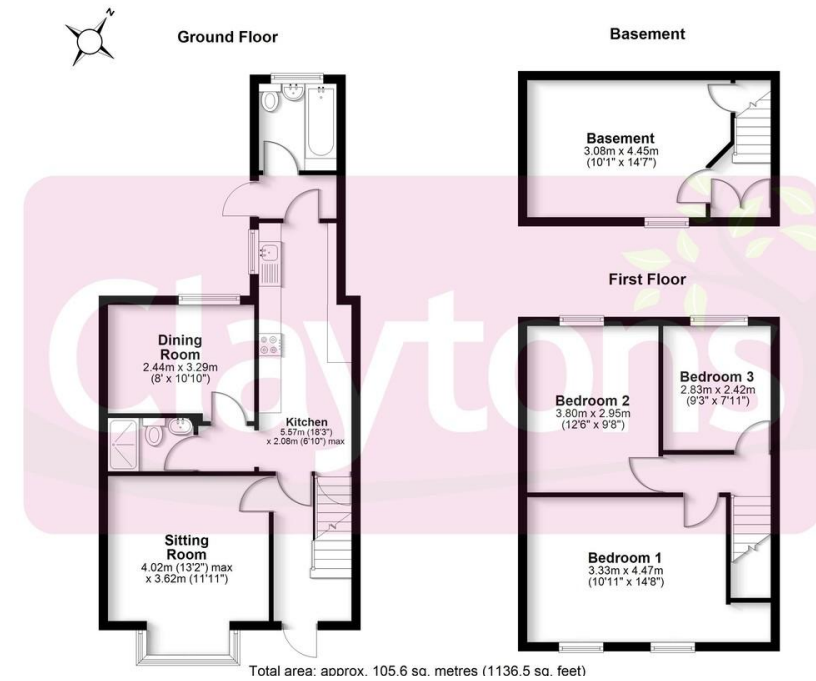


A great opportunity to purchase a property which could be ideal for investors as the current layout lends itself to become an HMO. The property is ideally located opposite Watford General Hospital and therefore within easy reach of local transport links and Watford town centre.

Briefly the property comprises front reception room, further reception room, kitchen and two bathrooms all on the ground floor, there is also a basement and on the first floor you will find three bedrooms. There is a small courtyard garden to the rear.

The property is in need of some modernisation and is offered with no upper chain.

- Three bedrooms
- Two bathrooms
- Basement
- Small courtyard garden
- Ideal investment
- No upper chain





📞 VIEWING BY APPOINTMENT THROUGH CLAYTONS 01923 677755

#### FREE VALUATIONS & MARKETING ADVICE

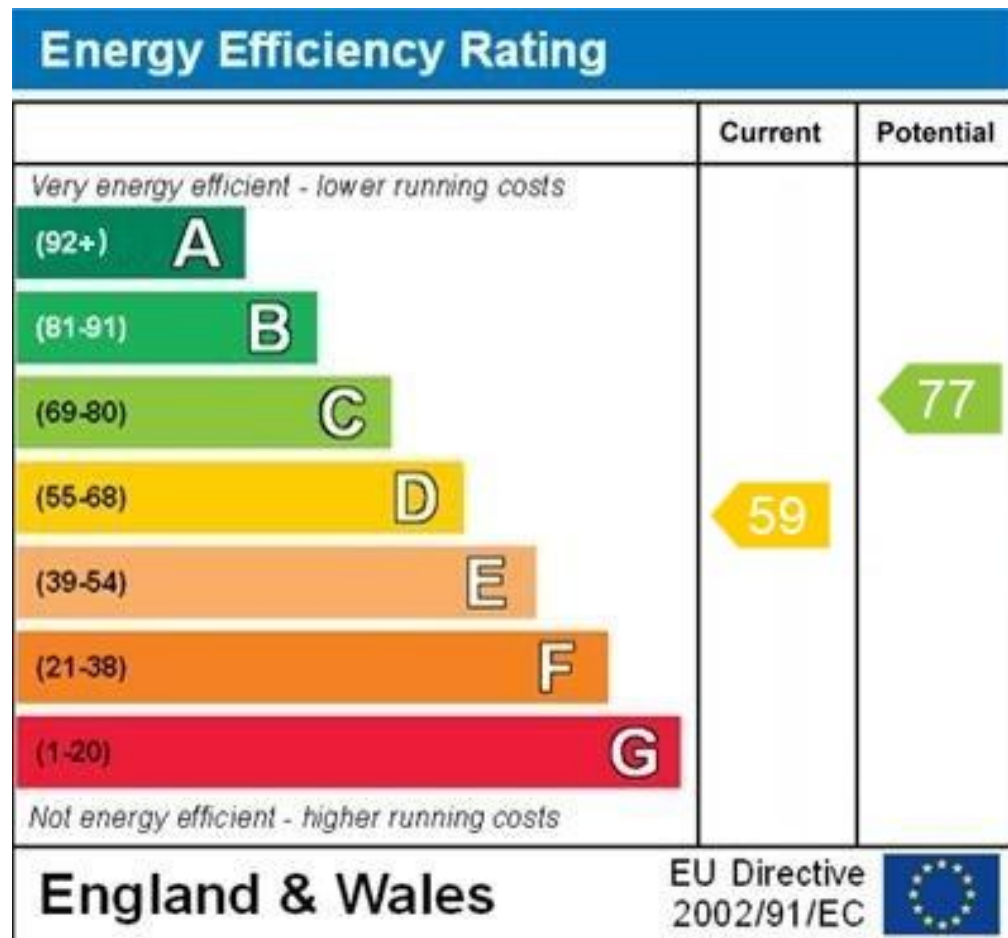
Can we assist you in the sale of your property? If your home is situated within the catchment area of one of our sales offices we would be pleased to offer you a free valuation and market appraisal, a service which we provide without obligation. Competitive fees are always available for both sole and multiple agency. Please contact David Clayton on 01923 677755.

NB 1) We have not tested any appliances and/or services mentioned in these property particulars and do not intend to imply they are in full working order. Photographs are for illustrative purposes only and may show items that are not included in the sale of this property. 2) Due to Money Laundering Regulations 2003 we will ask all prospective purchasers for identification. 3) Buyers should seek verification from their solicitor about the legal title of this property.

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