



George Street  
Berkhamsted

# George Street

## Berkhamsted

### Offers In Excess Of £350,000

living room | kitchen | rear lobby | family bathroom | first floor landing | two double bedrooms | shared rear garden | outside store room

**BUY TO LET BUYERS ONLY - INVESTMENT OPPORTUNITY - TENANTED PROPERTY.** A delightful two bedroom period cottage situated just moments from the Grand Union canal, and within easy reach of High Street amenities and the mainline station.

A charming living room with feature fireplace and wood flooring leads through to a well presented kitchen at the rear. From here, a small lobby area gives access to the modern family bathroom whilst a door to the side allows access to the garden.

Stairs from the living room lead up to the first floor landing. A good sized master bedroom includes a pretty fireplace, and a second double bedroom has views over the garden.

Outside, there is an attractive open-plan/shared, mainly lawned garden to the rear with the benefit of a brick built store room.

The towpath of the Grand Union canal can be accessed just across the road, providing lovely walks and an alternate route to the mainline station.

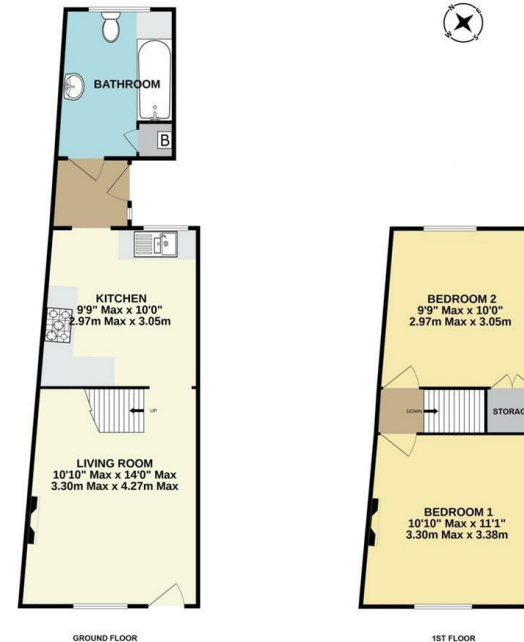
#### Services

Gas fired boiler serving domestic hot water and heating. Mains water, electricity and drainage.

#### Situation

Berkhamsted, surrounded by attractive Chilterns countryside, is an historic market town offering excellent shopping, sporting and educational facilities. For commuters, the A41 bypass offers good connections to both the M1 and M25, whilst the mainline station provides a fast and frequent service to London (Euston).

These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract. None of the statements are to be relied on as a statement of fact. Areas, measurements or distances are given as a guide only. We have not tested any of the equipment, appliances or services to this property nor do we have knowledge of any defects.



TOTAL FLOOR AREA: 571sq ft (53.0 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, sections, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their quantity or efficiency can be given.  
 Made with MyPlan 12/2020

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) 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	
65	81
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
61	78
England & Wales	
EU Directive 2002/91/EC	

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