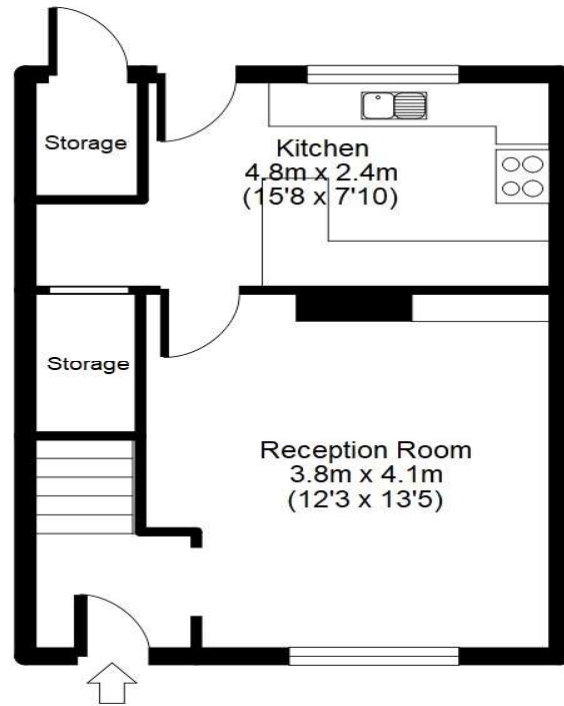
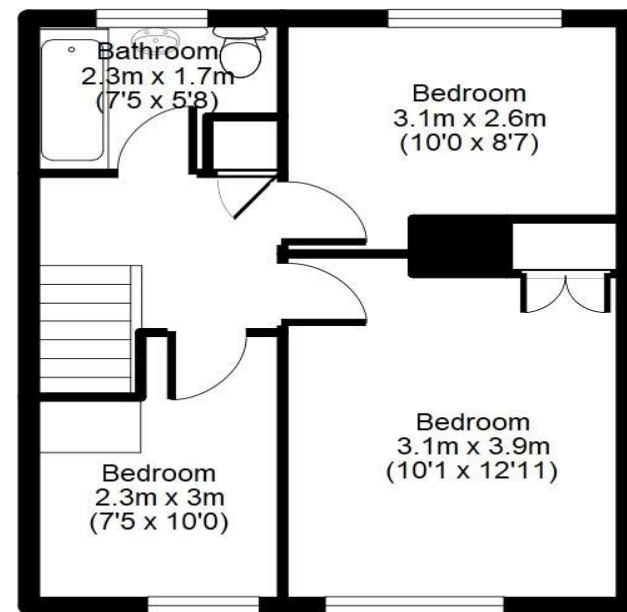


## Ranskill Road, Borehamwood, WD6

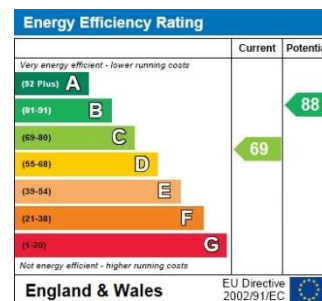
APPROX GROSS INTERNAL FLOOR AREA: 713 sq. ft / 66 sq. m



Ground Floor



First Floor



For identification purposes only  
Measurements are approx and not to scale

THE CONSUMER PROTECTION REGULATIONS 2008 & THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.  
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

## Ranskill Road, Borehamwood Freehold

Price £400,000



CHAIN FREE HOUSE REQUIRING MODERNISATION. Mid terraced property is situated within a no through road location close to local shops, the town centre and train station. The property requires modernisation which has already been reflected within the competitive asking price.

- Mid Terrace House
- Three Bedrooms
- Requires Modernisation
- Living Room
- Kitchen/Breakfast Room
- Bathroom with Mixer Shower
- Front & Rear Gardens
- Possible Parking (STPP)





## Entrance Hall

Via a half frosted double glazed front door. Stairs to first floor. Single radiator. Door to:

## Living Room

Single radiator. Two wall light points. Double glazed window to front. Door to:

## Kitchen / Breakfast Room

Comprising a range of wall and base units with work surfaces over, matching pensular breakfast bar. Inset single bowl single drainer stainless steel sink unit with mixer tap. Gas cooker point. Space for under counter fridge and freezer. Plumbing for washing machine. Double radiator. Understairs storage cupboard. Double glazed window to rear. Half frosted double glazed door to rear garden.

## First Floor Landing

Airing cupboard. Access to loft. Doors to:

## Bedroom One

Built in double cupboard. Single radiator. Two double glazed windows to front.

## Bedroom Two

Single radiator. Double glazed window to rear.

## Bedroom Three

Single radiator. Double glazed window to front.

## Bathroom

Comprising a panel enclosed bath with mixer tap and shower attachment. Low level W.C. Pedestal wash ha d basin with mixer tap. Part tiled walls. Extractor fan. Single radiator. Frosted double glazed window to rear.

## Front Garden

Possibility of off-street parking (subject to relevant permissions). Laid to lawn with dwarf wall to front and path to front door. Shared side passage and pedestrian gate to:

## Rear Garden

Westerly aspect with a paved patio area and laid to lawn. Cold water tap. Integral storage cupboard with a wall mounted boiler.

## Further Details

The property is Freehold

Council Tax Band - Band B