

# Lot 12

33 Merton Road, Watford,  
Herts WD18 0WU

**GUIDE PRICE: £130,000**



**THREE BEDROOM CENTRE TERRACED HOUSE  
IN NEED OF COMPLETE UPDATING  
THROUGHOUT**

This centre terraced house offers three bedroom accommodation with two reception rooms and garden. There is also an additional spacious room contained in the loft that may be suitable to utilise as another bedroom or possibly an office or playroom. The property that forms part of a small terrace is in need of complete updating and renovation throughout. The property is situated on the south west side of Watford Town Centre with its major Harlequin Shopping Centre and also within easy reach of Watford Mainline Station. This house is also with close proximity of West Herts College and Watford Grammar School. The property is sold with the benefit of full vacant possession and will be of interest to investors, developers and owner/occupiers.

#### **ACCOMMODATION**

Entrance hall, living room, dining room, kitchen, bathroom, first floor landing, bedroom one, bedroom two, bedroom three, loft room, garden.

#### **LOCAL AUTHORITY & TAX RATING**

Watford Borough Council 01923 226400  
Council Tax Band: C

#### **TENURE** Freehold

#### **VENDORS SOLICITORS**

Neil Evans, Malcolm Dear Whitfield Evans, 297-299 Kenton Lane, Harrow, Middlesex, HA3 8RR, 020 8907 4366

#### **VIEWING TIMES**

27/8 @ 2pm, 30/9 @ 12 noon, 3/9 @ 12 noon, 6/9 @ 12 noon, 11/9 @ 12 noon

PLEASE NOTE: DUE TO THE CURRENT STATE OF THIS PROPERTY, CHILDREN WILL NOT BE ALLOWED INTO THE INTERIOR ON VIEWING SESSIONS.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN