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By Order of the Executors

37 Oulton Way, Watford,  
Herts WD19 5EJ

**Guide Price £290,000\***

## THREE BEDROOM TERRACED HOUSE WITH INVESTMENT INCOME



This three bedroom terraced dwelling is situated in a popular location within easy reach of Carpenders Park with its main line station and within three miles of Watford Town centre with its multiple shopping facilities and travel connections. Good road links are easily accessible including the M1, A1 and M25 London Orbital Motorway. The property is presented in good order throughout and has off street parking to the front. The house is double glazed and has gas fired central heating. The house is currently let on an AST at £1400pcm (£16,800pa). The agreement commenced on 1st June 2019 for 12 months and the tenants are currently holding over on this agreement. The property is sold with the benefit of this investment income.

### ACCOMMODATION

Entrance Hall, Lounge, Dining Room, Kitchen, First Floor Landing, Bedroom One, Bedroom Two, Bedroom Three, Bathroom, Garden, Off Street Parking.

### TENURE

Freehold

### LOCAL AUTHORITY & TAX RATING

Three Rivers Council 01923 776611  
Council Tax Band D EPC Band C

### VIEWING TIMES

By appointment through the Auctioneers subject to Covid 19 guidelines.

STARTING BID

FINAL BID

NOTES

SOLD  UNSOLD  SOLD PRIOR  WITHDRAWN