

UNDER OFFER



The Heathers, Hertford

One Bedroom, One Bathroom, Ground Floor Flat

ASKING PRICE £175,000


MARTIN&CO



- One Bedroom Ground Floor Flat
- A short walk from Hertford Town Centre and Train Station
- Rear Garden
- Parking
- Low Service Charge
- Ideal for First-Time Buyers or Investors

SUMMARY

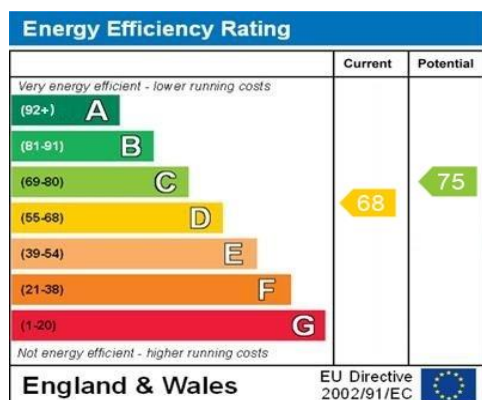
This one-bedroom ground floor flat is situated on London Road (A414) on the East side of Hertford, just minutes from the Town Centre. The property has one bedroom, kitchen, lounge, bathroom, a small garden, and parking to the rear. Located in a prime position, the property is within a short walk of Hertford's many independent shops, bars and restaurants. The Town has two railway stations, Hertford East and Hertford North, offering regular services to London, which can be reached in under an hour. The A10 and A414 roads provide easy access to nearby towns and motorways. Hertford's history dates back to the 10th century and the Town features Hertford Castle, Museum, Hartham Common and the BEAM Theatre, together with a variety of local events. Viewing is highly recommended on this ideal first-time purchase!

ENTRANCE HALL

Carpet, radiator, electric fire, storage cupboards, smoke alarm, ceiling light.

KITCHEN

Laminate floor, a range of grey wall and base units with laminate work surfaces, stainless steel sink with mixer tap, part-tiled walls, double-glazed window to front aspect, IDEAL Boiler, space for fridge-freezer, washing machine and oven, extractor fan, ceiling lights.





BEDROOM

Carpet, double radiator, storage cupboard, double-glazed window to front aspect, ceiling lights.

BATHROOM

Laminate floor, heated towel rail, part-tiled walls, white bathroom suite comprising panel enclosed bath with shower attachment, low-level flush WC, pedestal sink with mixer tap, double-glazed obscure window to front aspect.

OUTSIDE SPACE

Small garden to rear, laid to lawn with paved pathway and shingle border. Resident Parking.



Approximate Gross Internal Area = 40.8 sq m / 439 sq ft

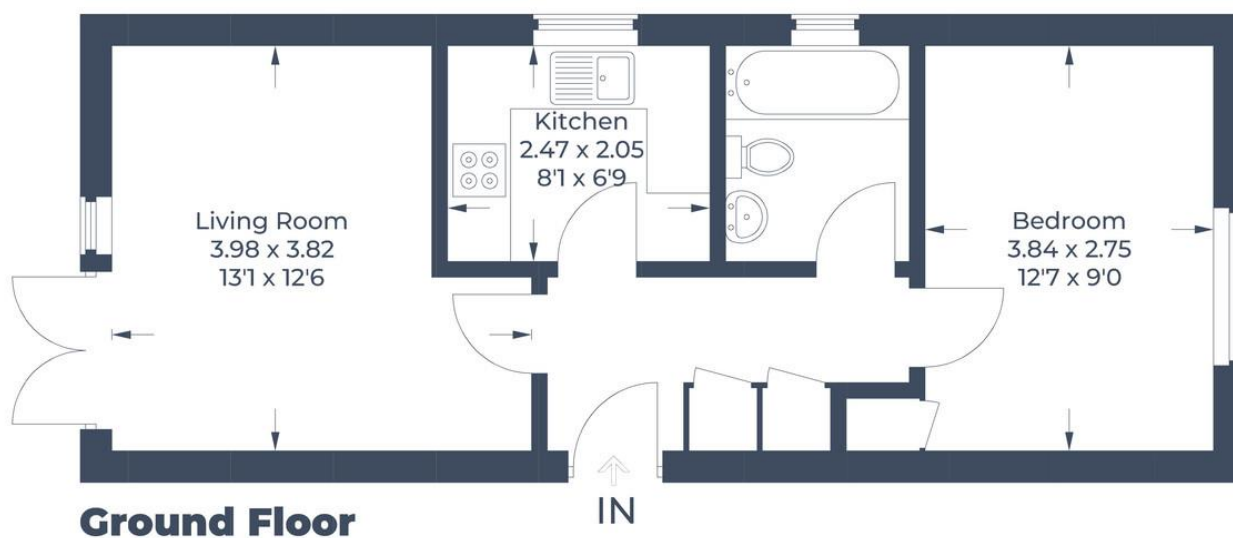


Illustration for identification purposes only,
measurements are approximate, not to scale.
© CJ Property Marketing Produced for Martin & Co

Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ
T: 01707 334576 • E: welwyn@martinco.com

01707 334576

<http://welwyn.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.