



**Oliver
Minton**
Sales & Lettings

**26 Holden Close,
Hertford**

Hertfordshire SG13 7JU

£315,000

CHAIN FREE: A FABULOUS FIRST TIME BUY OR INVESTMENT OPPORTUNITY

A FREEHOLD one bedroom property set in a popular residential area within a few minutes of Hertford East Station and the town centre.

The property is presented in excellent order throughout, with fitted blinds to windows, quality laminate flooring and recently fitted carpets to the stairs and bedroom.

The accommodation briefly comprises: Dual aspect living/dining room, kitchen, double bedroom and modern bathroom.

There is a small open plan front garden to enjoy some outside space, with an area ideal for a bistro table and chairs and an allocated parking space right outside the house.

The property is a short stroll to Tesco Supermarket and Hertford East rail station with a regular 50 minute service to London Liverpool Street and connections to Moorgate and Finsbury Park tube station. There are also excellent road links close by, the A10 and the A414 which provide easy access to the M25 and A1M.

Hertford is a thriving county town with a rich heritage that sits on the River Lee, boasting a variety of independent shops, a Saturday market, restaurants and cafes, theatre/cinema, leisure facilities, Hartham Park as well as the historic site at Hertford Castle, dating back to the 10th century.



Accommodation

Composite part glazed front door opening to:

Living/Dining Room 4.16m x 2.55m (13'7" x 8'4")

Dual aspect room with a deep box bay double glazed window to front and further window to side. Door to large recessed under stairs walk-in cupboard. Modern, wall mounted electric panel radiator and additional vertical wall mounted electric heater. Quality wood laminate flooring. Part open to:

Kitchen 2.20m x 2.19m (7'2" x 7'2")

Fitted with a range of wall and base units with complementary work surfaces over. Inset stainless steel sink and drainer. Tiled splash-backs. Free standing appliances to remain include: Oven with four ring gas hob and brushed steel illuminated extractor canopy over, under counter fridge with freezer compartment and 'Hoover' washer/dryer. Wood laminate floor. Double glazed window to front.



First Floor

Landing with door to airing cupboard housing hot water cylinder. Loft access hatch.

Bedroom 4.18m x 2.63m (13'8" x 8'7")

Dual aspect double glazed windows to front and side. Modern, wall mounted electric panel heater.

Bathroom 2.18m x 2.07m (7'1" x 6'9")

White suite: Panel enclosed bath with mixer tap and hand held attachment. Glazed screen. Pedestal wash hand basin. Low flush w.c. Wall mounted cabinet. Part tiled walls. High level, wall mounted electric fan heater.

Exterior

Small, open plan area to front that has been recently landscaped to provide a seating area, ideal for a bistro table and chairs enabling enjoyment of some outside space. There is also a useful, lockable storage space beneath the front window.

Allocated Parking

Allocated parking space immediately in front of the house.

Services

Mains services connected: Mains drainage, sewerage and electricity. Heating provided by modern electric panel heaters.

Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

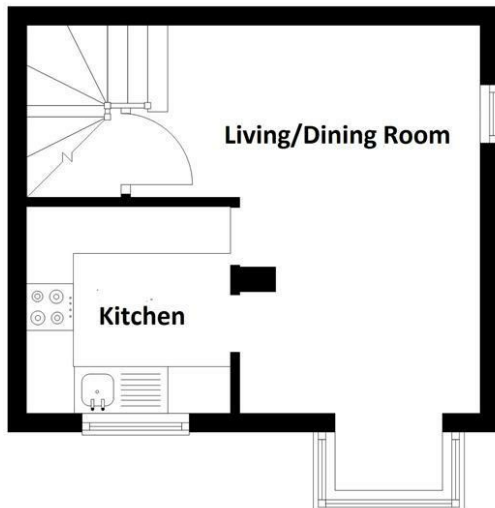


MORTGAGE ADVICE

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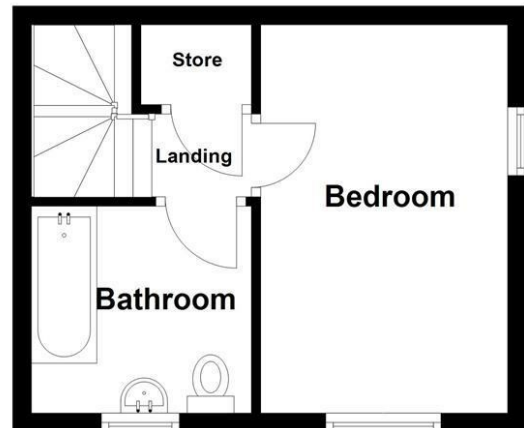
Ground Floor

Approx. 20.6 sq. metres (221.7 sq. feet)



First Floor

Approx. 21.2 sq. metres (228.1 sq. feet)



Total area: approx. 41.8 sq. metres (449.8 sq. feet)

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Plan produced using PlanUp.

Holden Close

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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