



**Oliver
Minton**
Sales & Lettings

**Ryder Close,
Hertford**

SG13 7SG

Price Guide £369,995

This stylish and immaculately presented two bedroom end-terraced house enjoys a tucked away position in a small cul-de-sac location. The property benefits from Upvc double glazing, gas central heating throughout, a private, landscaped rear garden and two allocated parking spaces to the immediate front of the house. The accommodation offers: Enclosed entrance porch, a light and bright reception room, well appointed kitchen/dining room with direct access to the garden, two bedrooms and a modern, first floor bathroom.

Conveniently located, there is a local convenience store/post office within a few minutes walking distance. The market towns of Ware and Hertford are equidistant, offering a wide range of shopping, leisure facilities, schooling for all ages and a choice of railway stations, offering direct services to London Liverpool Street and Tottenham Hale.





Accommodation

Composite front door to:

Enclosed Porch

Recessed cloaks cupboard. Door to:

Living Room 3.95m x 3.59m (12'11" x 11'9")

Double glazed window to front with wooden shutter blind. Attractive wood laminate flooring. Radiator. Stairs rising to first floor. Door to:

Kitchen/Dining room 3.93m x 2.71m (12'10" x 8'10")

Fitted with a modern range of wall and base cabinets with complementary wood block work surfaces over. Inset enamel sink with mixer tap. Tiled splash-backs. Built-in oven/grill with four ring gas hob over and brushed steel splashback. Integrated dishwasher. Spaces for washing machine and tall fridge/freezer. Concealed wall mounted 'Ideal Logic' gas fired boiler. Radiator. Double glazed window to rear and door opening to the garden. The dining area has plenty of space for a table and chairs.

First Floor

Landing. Loft access hatch.



Bedroom One 3.97m x 2.59m (13'0" x 8'5")

Depp box bay double glazed window to front, fitted with shutter blind. Radiator. Deep recessed over stairs storage cupboard.

Bedroom Two 2.71m x 1.96m (8'10" x 6'5")

Double glazed window to rear. Radiator. Exposed and painted floor boards.

Bathroom 1.83m x 1.78m (6'0" x 5'10")

Modern white suite: Deep panel enclosed bath with mixer tap. Over bath shower with rainfall head and hand held attachment. Curved glazed screen. Bowl wash hand basin set on countertop with drawer below and upstand mixer tap. Low flush w.c. Chrome heated towel rail. Shaver point. Complementary tiling to walls and floor. Double glazed frosted window.

Exterior

The property benefits from two allocated parking spaces directly in front of the house.

Rear Garden

Landscaped rear garden that is private and unoverlooked to the rear, bordered by a wooded area. Fully enclosed, the garden is predominantly laid to artificial lawn.

Services

All main services connected. Gas central heating via radiators.

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

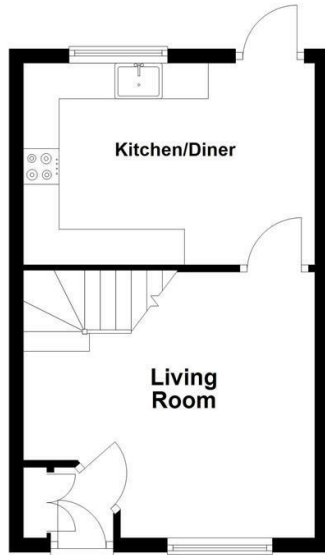


MORTGAGE ADVICE

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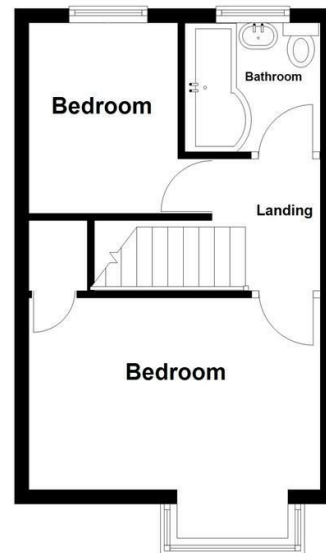
Ground Floor

Approx. 27.2 sq. metres (293.2 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.0 sq. feet)



Total area: approx. 54.7 sq. metres (589.2 sq. feet)

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Ryder Close



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Tenure: Freehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

Email: sales@oliverminton.com

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