



5 Deer Close | Hertford | SG13 7NR

Asking Price £285,000

Completely refurbished first floor, two bedroom apartment, positioned conveniently in Hertford close to the town centre and Hertford East station which serves London Liverpool Street. This apartment is exceptionally well presented throughout and benefits from an upgraded kitchen open to a sizeable sitting room/diner, modern bathroom, two good size bedrooms and a 100+ year lease. Externally there are communal gardens, allocated residents parking and a number of visitor spaces. The market town of Hertford offers numerous local amenities, good schools and two stations, both serving central London. This lovely property is an ideal first time purchase or investment opportunity. **VENDOR SUITED!**



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

www.chrisdellar.co.uk

Communal Entrance

At rear of block, with security phone, leading into:

Communal Hallway

Stairs to first floor accommodation. Door to inner lobby. Solid front door to:

Reception Hall

Newly fitted coir reception mat and fitted carpet. Wall mounted electric heater. Built-in airing cupboard containing hot water tanks and immersion. Built-in cloaks cupboard. Doors to sitting room/diner, bedrooms and bathroom.

Sitting Room/Diner

18'0 x 13'0 (5.49m x 3.96m)

uPVC double glazed bay window to front plus further uPVC double glazed window. Newly fitted carpet. Wall mounted electric heater. Open to:

Kitchen

10'2 x 8'0 (3.10m x 2.44m)

uPVC double glazed window to side. Good range of wall & base units incorporating marble worktops, drawers, shelving and single drainer sink unit with swan neck mixer tap. Integrated dishwasher and fridge/freezer. Hotpoint induction hob with electric oven/grill below and cooker hood above. Separate wall mounted extractor fan. Wood laminate floor covering.

Bedroom One

13'5 x 9'0 (4.09m x 2.74m)

uPVC double glazed window to rear. Built-in double wardrobe. Newly fitted carpet. Wall mounted electric heater.

Bedroom Two

8'6 x 8'3 (2.59m x 2.51m)

uPVC double glazed window to rear. Newly fitted carpet. Wall mounted electric heater.

Bathroom

7'3 x 5'3 (2.21m x 1.60m)

Suite comprising tile enclosed bath with shower over, vanity unit with inset wash hand basin, and low flush WC. Radiator/towel rail combination. Ceramic floor tiles with complimentary tiles to walls.

Communal Gardens

Mainly laid to lawn.

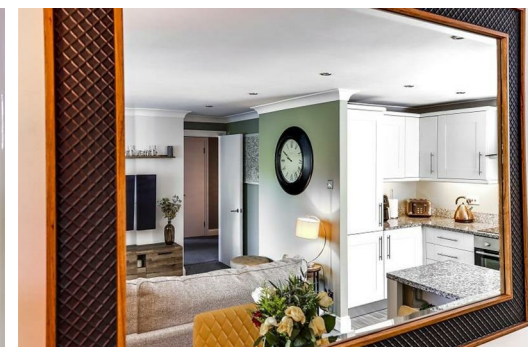
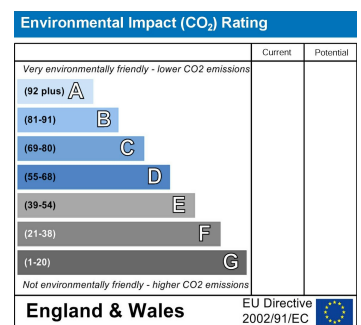
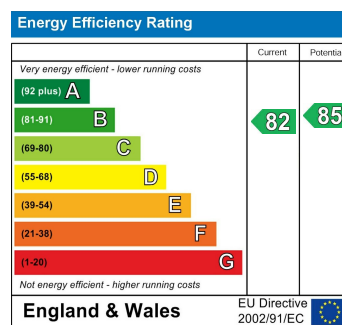
Parking

Allocated and visitors parking.

Disclaimer

We are not qualified to test any apparatus, equipment, fixtures & fittings or services so cannot verify that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely on information given by Solicitors on these matters. Measurements are approximate & are only intended to provide a guide.

Energy Performance Certificate



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