



23 Crouchfield

Hertford, SG14 3LP
Guide Price £280,000

-  3 Bedrooms
-  1 Bathrooms
-  1 Reception Rooms
-  EPC Rating Band D

A spacious three bedroom first floor apartment within the popular Bengeo area of Hertford situated to the north west of the town centre. The property features a balcony to the front and rear as well as ample off road parking (Un allocated).

Entered via a shared ground floor door with one other flat, stairs lead up to the apartment. The front door leads into a large sitting room which provides access to all other room as well as the front balcony. There is a kitchen to the front, three bedrooms with the main bedroom providing access to the balcony and a family bathroom.

(EPC D - East Hertfordshire Council - Tax Band C - Leasehold - 99 Years Remaining - Ground Rent & Service Charge Nil, Buildings Insurance £100)

Please Note – the details provided relating to the lease including have been supplied by the vendor therefore, Chandlers take no responsibility for the accuracy of the information provided as we have not seen a copy of the original lease.

- Three bedroom First Floor Apartment
 - Desirable Location
- Approx 1 mile from Hertford North / Hertford Town Centre
 - Large Sitting Room
 - Kitchen
 - Balcony to front and rear
 - Unallocated of road parking
 - Gas Boiler to Radiator heating





Additional/Material Information

- Local Authority is East Hertfordshire
- Council tax Band C
- Tenure – Leasehold
- Mains Gas, Water, Electricity

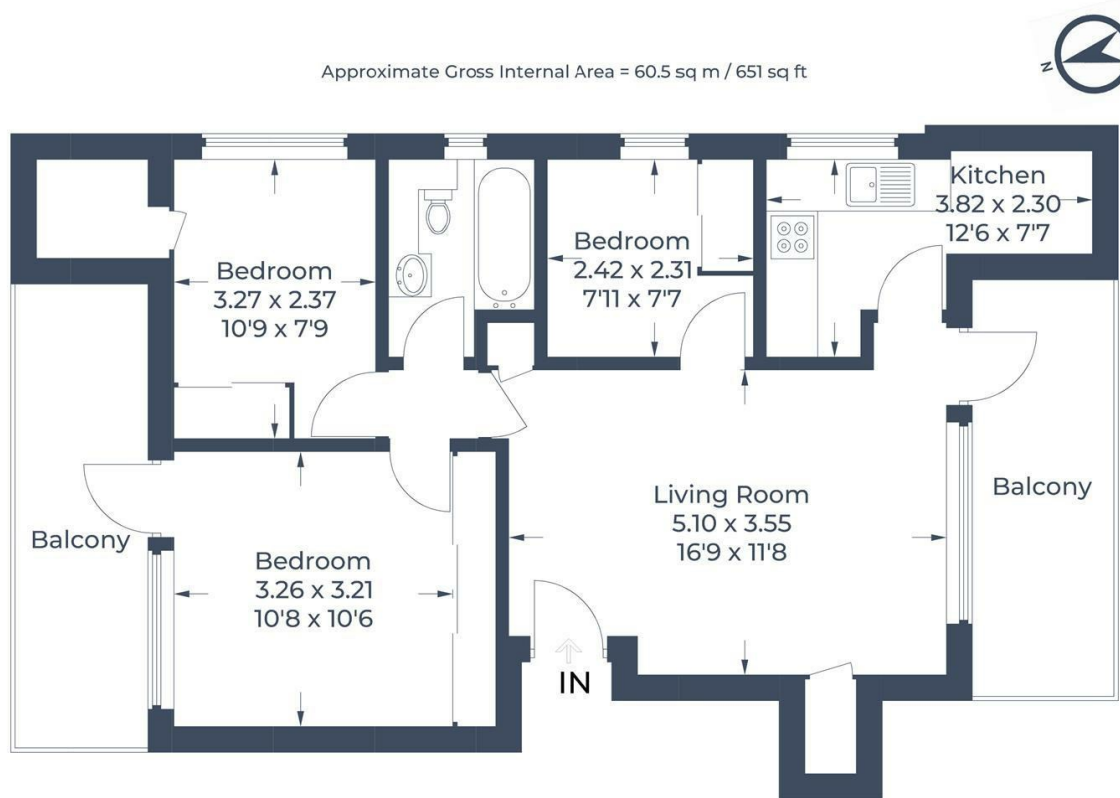
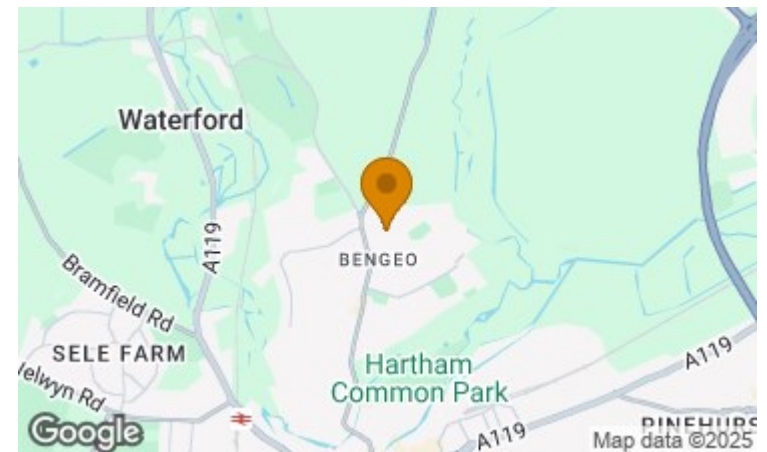


Illustration for identification purposes only,
measurements are approximate, not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	71
EU Directive 2002/91/EC		