



FREEHOLD

House - Terraced

# 22 PAGE ROAD, HERTFORD, SG13 7JJ

Guide Price  
**£385,000**

## FEATURES

- Council Tax Band - C
- Three Bedroom Terrace Home
- Ground Floor Cloakroom/WC
- Gas Central Heating - Newly Installed Boiler (2023)
- Vacant & Chain Free
- South-Facing Rear Garden
- Close To Hertford East BR



# 3 Bedroom House - Terraced located in Hertford

**\*\*VACANT & CHAIN FREE\*\*** - Beautifully-presented three bedroom terrace home enjoying a large south-facing rear garden.

Call us on

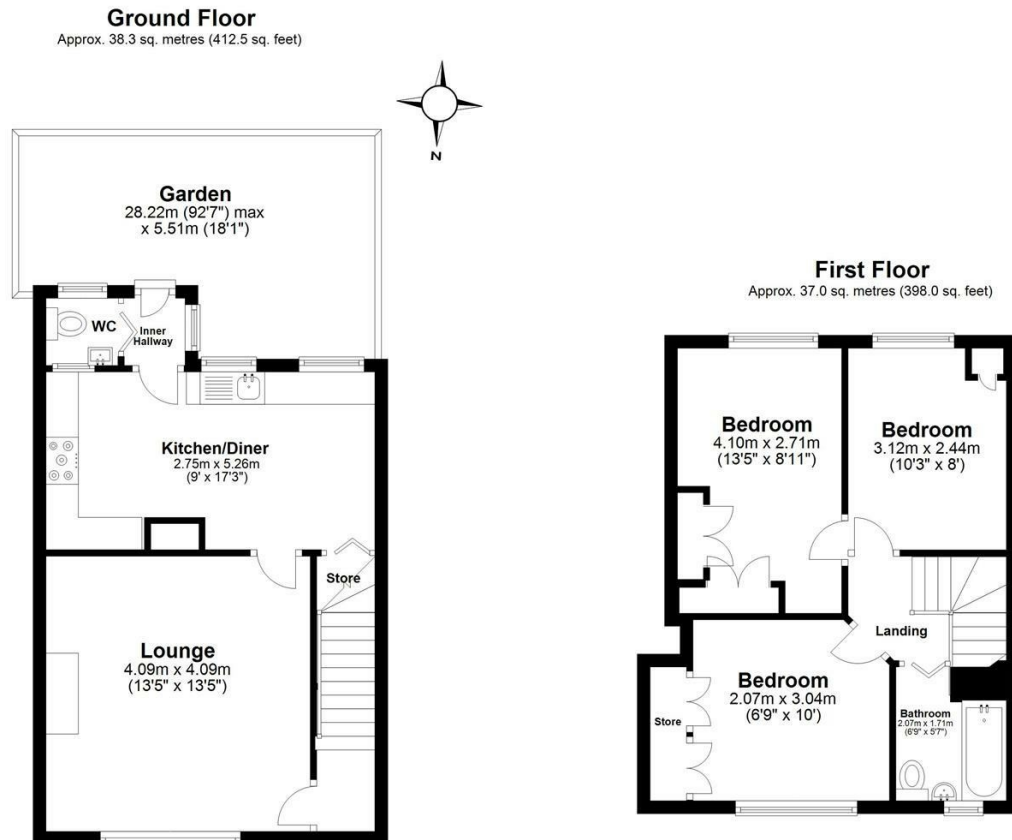
**0199 253 2222**

[info@abelestateagent.co.uk](mailto:info@abelestateagent.co.uk)

[www.abelestateagent.co.uk](http://www.abelestateagent.co.uk)

**Council Tax Band**

**D**



Total area: approx. 75.3 sq. metres (810.4 sq. feet)

**Page Road**

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

