

FREEHOLD



House - End Terrace

# HAMELS DRIVE, HERTFORD, HERTFORDSHIRE, SG13

Guide Price

£365,000

## FEATURES

- Probate In Progress
- Three Bedroom End Of Terrace Family Home
- Cloakroom/WC
- Gas Central Heating
- South Facing Rear Garden
- In Need Of Modernisation
- Vacant & Chain Free
- SG13 School Catchment Area





# Hamels Drive Hertford SG13 7SW

The ground floor consists of a large entrance porch, entrance hall, cloakroom/WC, kitchen/breakfast room, good size lounge leading to the private south facing rear garden.

On the first floor there are three double bedrooms and a family bathroom.

Additionally, the property has ample storage throughout which offers potential to expand the living space.

Situated within the popular 'Pinehurst' development which is within close proximity to both Hertford & Ware Town Centres, excellent transport links including the A10 and has the choice of three train stations to choose from; Ware (0.9m), Hertford East (1.1m)& Hertford North (1.9m).

There is no onward chain, but please note this property is currently going through probate and is expected to take approximately 8 weeks to be granted.

This property is expected to attract a high level of interest, so please call now to arrange a viewing.



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Council Tax Band

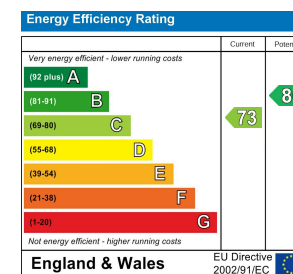
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**Hamels Drive**

Approximate Gross Internal Floor Area : 90.80 sq m / 977.36 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



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.

