



 Steven Oates

Spencer Street, Hertford
£1,250 pcm

Steven Oates are delighted to offer to let this charming Victorian Split Level Maisonette located on Spencer Street in the heart of Hertford. This delightful property boasts features to include; private entrance porch, cosy reception room, modern fitted kitchen with appliances and a clean white fitted shower room on the ground floor. Stepping up to the first floor there is a good size double bedroom with high ceiling and fitted wardrobes. The property is fully double glazed and has electric heaters. Externally the property has a key benefit of a good size low maintenance private garden where you can enjoy some outdoor space; comprising of artificial lawn and patio area with shrub and borders. The property also has its own off street park via own private gravelled driveway. Early viewing advised to avoid disappointment. Available now. Unfurnished.



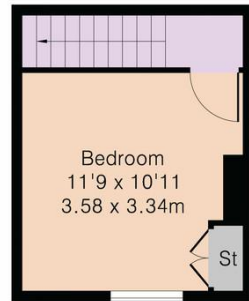
Approximate Gross Internal Area 427 sq ft – 39 sq m

Ground Floor Area 273 sq ft – 25 sq m

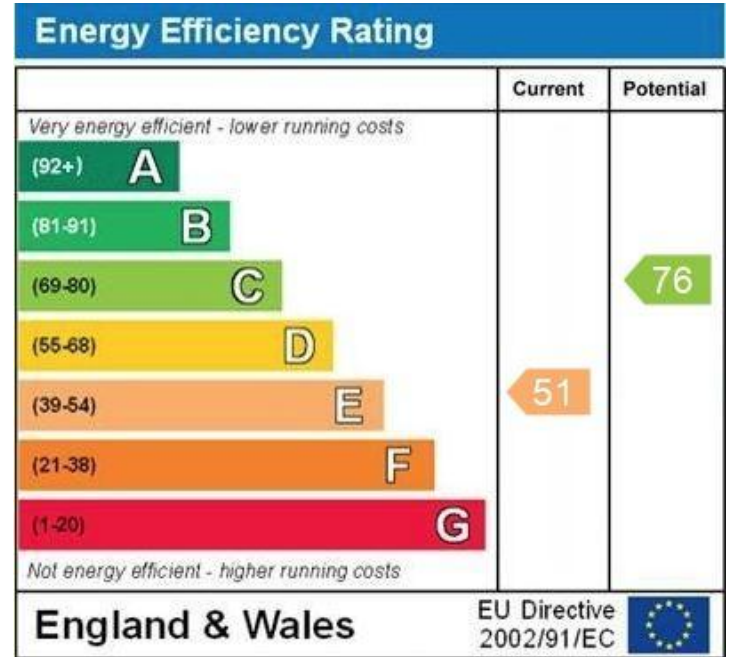
First Floor Area 154 sq ft – 14 sq m



Ground Floor



First Floor



Although Pink Plan Ltd ensures the highest level of accuracy measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.