



Steven Oates are delighted to offer this two-bedroom semi-detached house situated in a superb location, convenient for Hertford Town Centres multiple facilities. The property is arranged over three levels and benefits from a guest cloakroom, 23' lounge, utility room, 26' kitchen/diner, two double bedrooms, allocated car parking space. Low maintenance front and rear courtyard gardens. Available now, unfurnished.



Approximate Gross Internal Area 1144 sq ft - 106 sq m

Ground Floor Area 391 sq ft – 36 sq m

First Floor Area 362 sq ft – 34 sq m

Second Floor Area 391 sq ft – 36 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		



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 practice. 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.