



Elliot Heath
ESTATE AGENTS

55 Port Hill, HERTFORD

Guide Price £425,000

55 Port Hill

HERTFORD, Hertford

Delightful 2-bed cottage with modern interior & original features. Set over 3 floors near Hertford town centre & mainline stations. Bright rooms, wood floors, fitted kitchen, courtyard garden. Close to shops, schools, leisure facilities. Call 01920 293333 to view.

Council Tax band: D

Tenure: Freehold

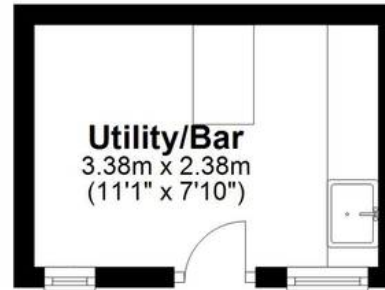
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D



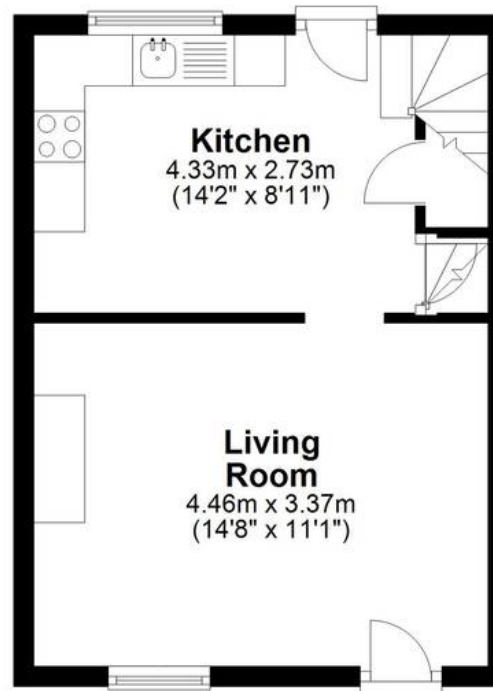
Outbuilding

Approx. 8.0 sq. metres (86.6 sq. feet)



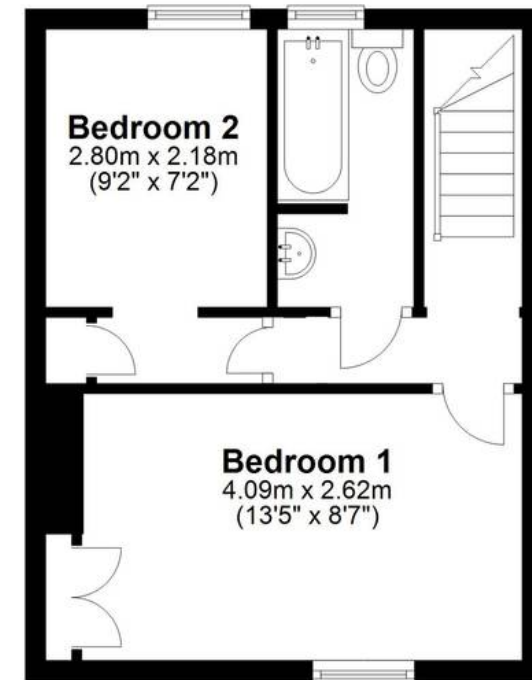
Ground Floor

Approx. 27.3 sq. metres (293.8 sq. feet)



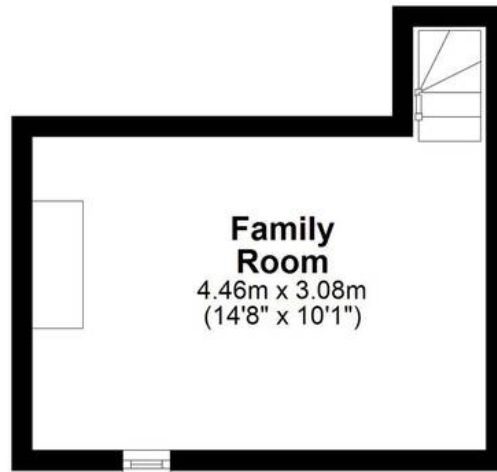
First Floor

Approx. 29.1 sq. metres (313.6 sq. feet)



Basement

Approx. 14.5 sq. metres (156.2 sq. feet)



Total area: approx. 79.0 sq. metres (850.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Accommodation

Private front entrance door to:

Living Room

14' 8" x 11' 1" (4.46m x 3.37m)

With double glazed sash window to front aspect with fitted shutters, attractive exposed brick fireplace, shelving to alcoves, radiator, wood flooring, steps down to:

Kitchen

14' 2" x 8' 11" (4.33m x 2.73m)

With double glazed window and door to the rear garden, stairs rising to the first floor landing, understairs storage cupboard. Fitted with a range of wall and base storage units with wood work surfaces over incorporating a sink and drainer unit, integrated appliances, radiator, wood flooring, stairs to:

Basement/Family Room

14' 8" x 10' 1" (4.46m x 3.08m)

With double glazed window to front aspect, radiator, exposed timbers, feature fireplace.

First Floor Landing

With doors to:

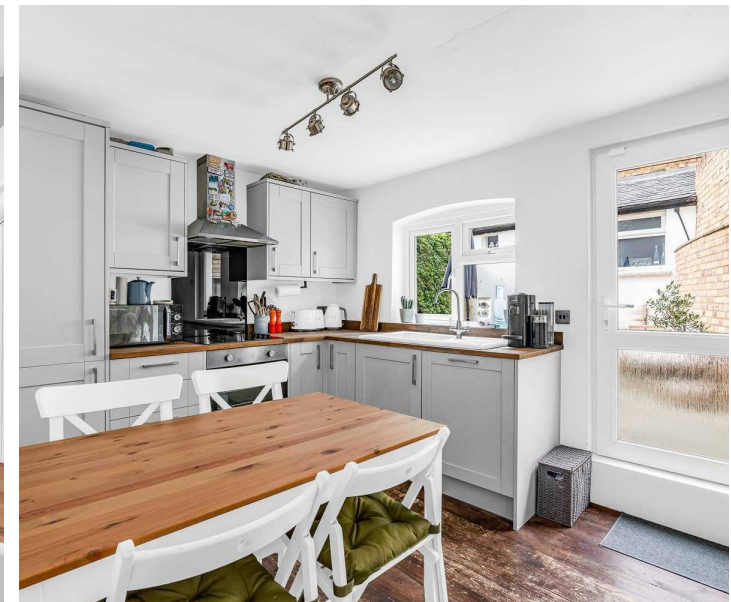
Bedroom One

13' 5" x 8' 7" (4.09m x 2.62m)

With double glazed sash window to front aspect with fitted shutters, radiator, built in wardrobe cupboard.

Bathroom

With double glazed window to rear aspect with obscure glass. Fitted with a suite comprising panel enclosed bath, low flush wc, pedestal wash hand basin, heated towel rail, tiled splash back areas, tiled flooring.



Inner Landing

With built in storage cupboard, steps down to:

Bedroom Two

9' 2" x 7' 2" (2.80m x 2.18m)

With double glazed window to rear aspect, radiator.

Outbuilding/Utility/Bar

11' 1" x 7' 10" (3.38m x 2.38m)

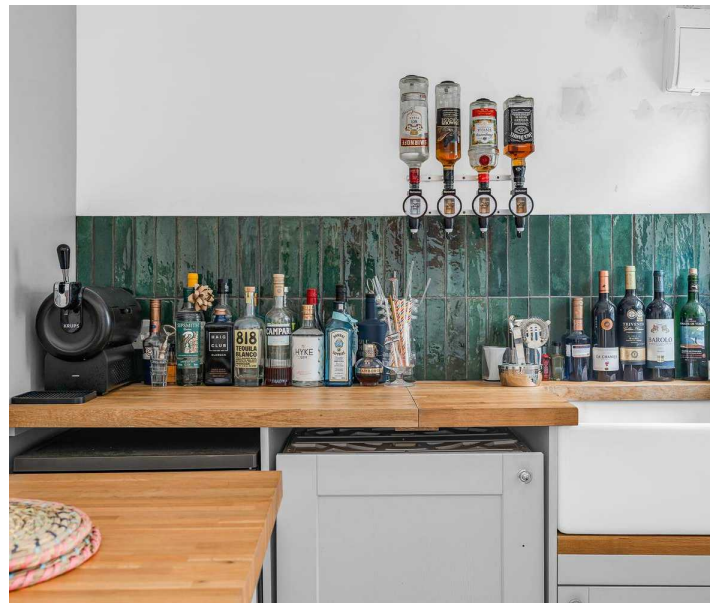
With two windows to front aspect. Fitted with a range of units with wood work surfaces over incorporating a Butler style sink unit, appliance space, breakfast bar, tiled splash back areas, wood effect flooring.

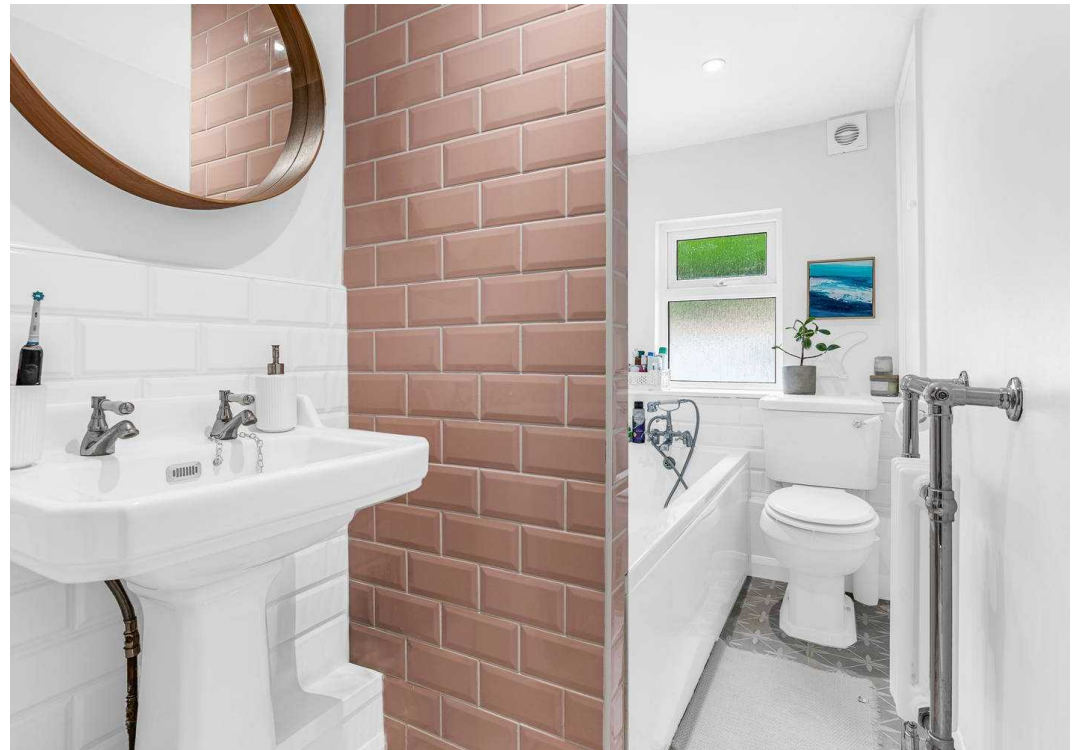
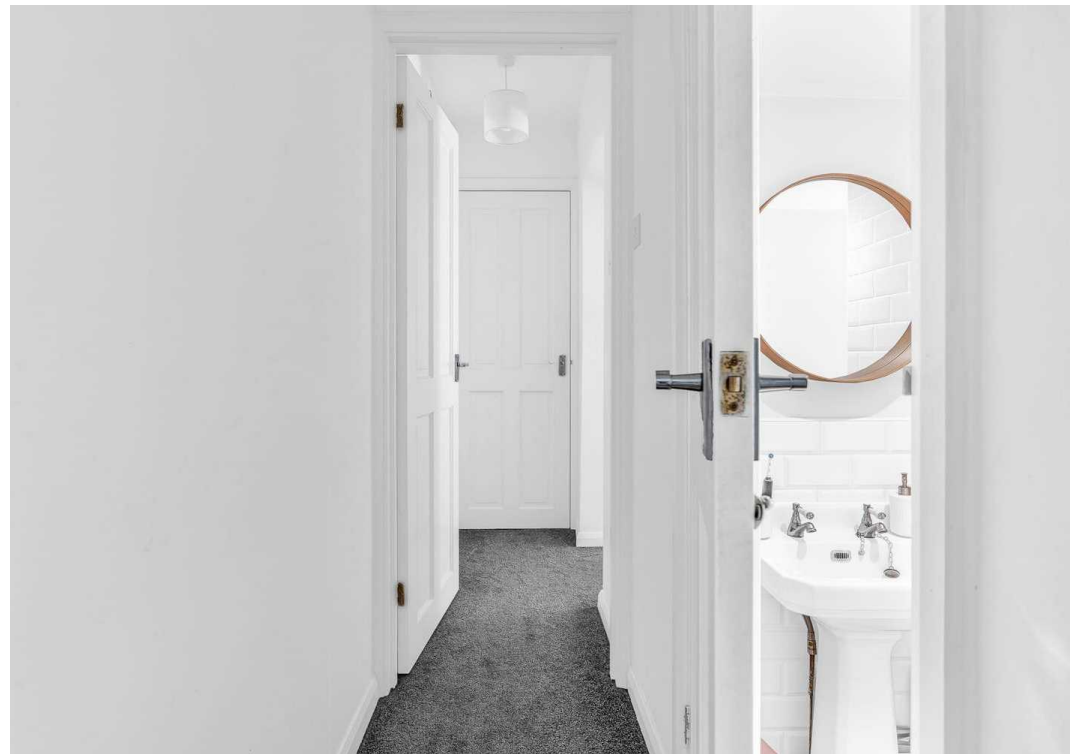
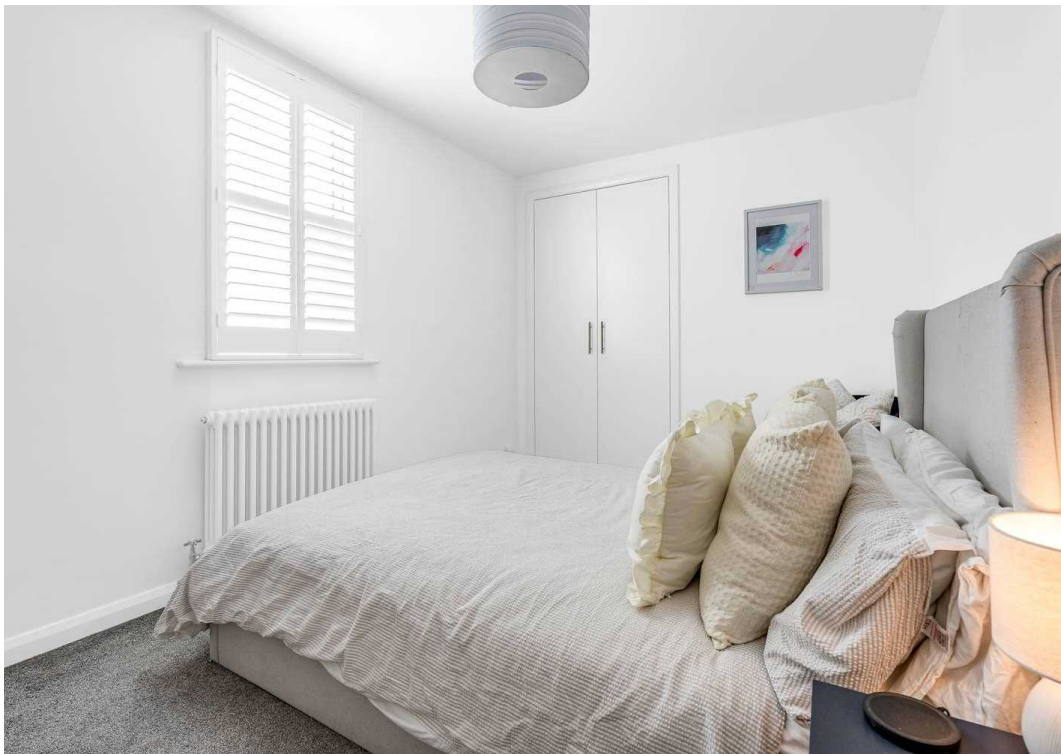




REAR GARDEN

The property benefits from a charming low maintenance rear garden with access to the outbuilding/bar/utility.







Elliot Heath Estate Agents

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