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Davies Street, Hertford

A character Victorian cottage with off-street parking and garden, in a quiet tucked away location, close to Hertford East station and the town centre. No Chain.

£375,000

01992 87 85 80



Overall Description

This Victorian end-of-terraced cottage sits in a quiet and tucked away cul-de-sac just a short walk from Hertford East station and the town centre. There is a sitting/dining room with coal-effect gas fire and a kitchen on the ground floor with stairs down to a basement room below, which has been used as a home office. Upstairs there are two bedrooms and a bathroom and the property has gas central-heating and double-glazed windows. Recently let, this property would benefit from some internal modernisation but does offer buyers the chance to create their dream home in a very quiet yet convenient location. Outside the cottage has its own off-street parking, as well as a sunny area of garden, which has been laid as a patio for easy maintenance. The property is being sold with no onward chain.

Location

The property is located on the east side of Hertford, a five minute walk from Hertford East Station (regular trains to London Liverpool St) and Tesco, a five to ten minute walk from the town centre, and a short drive from the A10, so it is very convenient and also an ideal location for commuters. Hertford has a very good range of local facilities such as shops, excellent restaurants, and supermarkets (Tesco and M&S are close by), yet is also an attractive and very pleasant place to live, which (along with its excellent transport links) is why it is so popular with young families and commuters. Hertford's Theatre has recently been redeveloped as has the Lea Wharf area in the centre of town and the town boasts four rivers and Hertford Castle with its gardens. There are also very good schools in the local area and the property sits within the sought after SG13 catchment area, so perfect for families wishing to send their children to the better local schools. The town is surrounded by some very beautiful countryside and has a wide range of sporting and leisure pursuits close to hand, including Hartham Common with its riverside walks, Activity Centre, swimming pool and tennis courts.

Accommodation

The front door leads into the:

Kitchen 14'9 x 10'8 (4.50m x 3.25m)

Window to front. Kitchen units with roll-top worksurfaces and tiled splash-back. Space for electric oven. Space for fridge/freezer. Space and plumbing for washing-machine. Tiled floor. Stairs to first floor and down to basement.

Sitting/Dining Room 15'4 x 11'5 (4.67m x 3.48m)

Window to rear and side. Coal-effect gas fire with marble hearth. Storage cupboard. Radiator.

Basement 14'9 x 10'7 (4.50m x 3.23m)

Radiator. Spotlights.

First Floor

From the kitchen stairs lead up to the first floor landing. Airing cupboard with factory-lagged hot-water cylinder and wooden slatted shelving. Loft hatch.

Bedroom One 12'4 x 10'8 (3.76m x 3.25m)

Two windows to front. TV aerial point. Radiator.

Bedroom Two 11'3 x 9'1 (3.43m x 2.77m)

Window to rear. Fireplace with ornate grate and wooden mantel. Radiator.

Bathroom 8' x 5'10 (2.44m x 1.78m)

Window to side. Panel bath with tiled surround and shower screen. Low-level WC. Vanity cupboard with wash-hand basin. Extractor fan. Vinyl tile-effect flooring. Radiator.

Outside

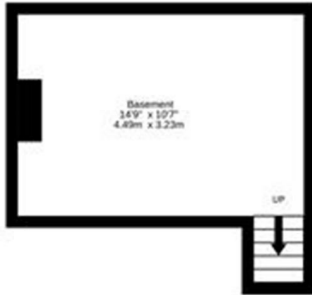
The cottage has a concrete parking area to the rear from which a path leads around to the small garden area which has been paved for easy maintenance.

Services and Other Information

Mains water, drainage, gas and electricity. Gas central-heating. Council Tax Band: C.



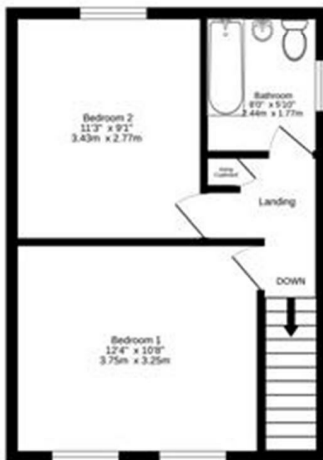
Basement
162 sq.ft. (15.1 sq.m.) approx.



Ground Floor
332 sq.ft. (30.8 sq.m.) approx.



1st Floor
338 sq.ft. (31.4 sq.m.) approx.




TOTAL FLOOR AREA: 832 sq.ft. (77.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating

	Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>	<p>47</p>	<p>83</p>
<p>England & Wales</p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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