



Fore Street, SG14 1AL
Hertford





kin
GRO

Fore Street, SG14 1AL

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £250,000

Kings Group Hertford are delighted to offer this CHAIN FREE MAISONETTE FOR SALE IN HERTFORD TOWN CENTRE.

This fantastically located maisonette is an ideal purchase for any buyer looking to be in the heart of Hertford's Town Centre. This property has a lot to offer to any new owner with the location being surrounded by everything a property needs for day to day life and for future growth making it a great purchase for the present and a fantastic investment for the future. One of the major benefits this maisonette has to offer is being walking distance to both Hertford East Railway Station (0.2 miles) and Hertford North Railway Station, offering a direct line into London Liverpool Street in under 45 minutes. In addition to being close to both railway stations, the property is surrounded by some of the areas most popular and sought after schools such as Abel Smith (0.15 miles), Richard Hale (0.25 miles), Simon Balle All Through School (0.35 miles) and many more just walking distance away. Any new owner also has the massive bonus of having everything on their doorstep from banks to restaurants to post offices to supermarkets to local high street shops, anything that would be needed is a stones throw away making day to day life that little bit easier.

The property comprises of a ground floor made up of, entrance hall, shower room and stairs leading to first floor. The first floor comprises of large lounge / diner, kitchen, large master bedroom, double second bedroom and family bathroom. The internal space on offer will be hard to match and with added benefits detailed above we highly recommend internal viewings to avoid missing out please call us on 01992 586 570 to arrange an appointment.

By Auction £250,000



- **TWO BEDROOM MAISONETTE**
- **CHAIN FREE**
- **99 YEAR LEASE**
- **WALKING DISTANCE TO SOUGHT AFTER SCHOOLS**
- **RARE TO MARKET**

- **LEASEHOLD**
- **INTERNALLY SPACIOUS**
- **0.2 MILES FROM HERTFORD EAST RAILWAY STATION**
- **PRIME LOCATION**
- **COUNCIL TAX BAND C**

Downstairs Shower Room 10'39 x 4'00 (3.05m x 1.22m)

Double glazed opaque window at front aspect, Single radiator, Tiled flooring, Thermostatically controlled shower, Pedestal wash basin, Low level WC, Coved ceiling.

Lounge / Diner 15'54 x 17'10 (4.57m x 5.44m)

Double Glazed windows at front and rear aspect, Single and double radiator, Carpeted flooring, Phone point, TV aerial point, Power points, Smoke alarm, Coved ceiling.

Kitchen 6'10 x 12'10 (2.08m x 3.91m)

Double glazed window at rear aspect, Tiled flooring, Tiled splash backs, Integrated gas oven with gas hob, Hood extractor fan, Sink with drainer unit, Space for fridge freezer, Plumbing for washing machine, built-in dishwasher, Power points, Coved ceiling.

Bathroom 6'02 x 9'75 (1.88m x 2.74m)

Double glazed opaque window at front aspect, Heated towel rail, Tiled flooring, Extractor fan, Bath with mixer tap and shower attached, Pedestal wash basin, Low level WC, Tiled splash backs, Coved ceiling.

Bedroom 1 15'56 x 11'70 (4.57m x 3.35m)

double glazed windows at front aspect, Single radiator, Carpeted flooring, Built in wardrobes, TV aerial point, Power points, Coved ceiling.

Bedroom 2 10'67 x 9'65 (3.05m x 2.74m)

Double glazed windows at front aspect, single radiator, Carpeted flooring, Built in wardrobe, Power points, Coved ceiling.

Lease / Charges / Council Tax

Lease - 99 Years

Service Charge - £750.00 (APPROX)

Management Fee - £374 PA (APPROX)

Council Tax Band - C





kin
GRO

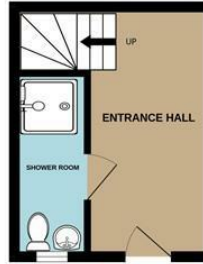




Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																									
Current	Potential	Current	Potential																								
Very energy efficient - lower running costs																											
Very environmentally friendly - lower CO ₂ emissions																											
<table border="0"> <tr> <td>(92 plus) A</td> <td>(81-91) B</td> <td>(81-91) A</td> <td>(81-91) B</td> </tr> <tr> <td>(81-91) B</td> <td>(69-80) C</td> <td>(69-80) B</td> <td>(69-80) C</td> </tr> <tr> <td>(69-80) C</td> <td>(55-68) D</td> <td>(55-68) C</td> <td>(55-68) D</td> </tr> <tr> <td>(55-68) D</td> <td>(39-54) E</td> <td>(39-54) D</td> <td>(39-54) E</td> </tr> <tr> <td>(39-54) E</td> <td>(21-38) F</td> <td>(21-38) E</td> <td>(21-38) F</td> </tr> <tr> <td>(21-38) F</td> <td>(1-20) G</td> <td>(1-20) F</td> <td>(1-20) G</td> </tr> </table>				(92 plus) A	(81-91) B	(81-91) A	(81-91) B	(81-91) B	(69-80) C	(69-80) B	(69-80) C	(69-80) C	(55-68) D	(55-68) C	(55-68) D	(55-68) D	(39-54) E	(39-54) D	(39-54) E	(39-54) E	(21-38) F	(21-38) E	(21-38) F	(21-38) F	(1-20) G	(1-20) F	(1-20) G
(92 plus) A	(81-91) B	(81-91) A	(81-91) B																								
(81-91) B	(69-80) C	(69-80) B	(69-80) C																								
(69-80) C	(55-68) D	(55-68) C	(55-68) D																								
(55-68) D	(39-54) E	(39-54) D	(39-54) E																								
(39-54) E	(21-38) F	(21-38) E	(21-38) F																								
(21-38) F	(1-20) G	(1-20) F	(1-20) G																								
Not energy efficient - higher running costs																											
Not environmentally friendly - higher CO ₂ emissions																											
England & Wales		England & Wales																									
EU Directive 2002/91/EC		EU Directive 2002/91/EC																									

GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2023

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

28 Maidenhead Street, Hertford,
Hertfordshire, SG14 1DR
T: 01992 586570
E:
www.kings-group.net

