



The Briars, SG13 7TR
Hertford





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Kings group are DELIGHTED to bring to market this TWO BEDROOM HOUSE for sale within the very sought after Foxholes Development.

The ground floor of the property is comprised of a large lounge / diner which leads to the practical kitchen. As you enter the first floor, you are greeted with a good size bathroom, One double bedroom and a great size single room. Complimented with the property, there are two allocated parking spaces.

This fantastic house offers amazing links to Hertford East Railway Station (0.94 miles) offering a direct link into London. There is also an added advantage of being situated near some of the areas most popular schools such as Simon Balle All-Through School (0.91 miles) and Pinewood School (0.77 miles). Local shops and amenities are also close by Hertford Town Centre being a mile away there is an abundance of supermarkets, banks, restaurants and other high street shops to choose from.

Hertford, the county town of Hertfordshire, offers a rich blend of history and modern charm. With its ancient origins and landmarks like Hertford Castle, it boasts a well-preserved medieval town center. The scenic River Lea and surrounding countryside provide beautiful green spaces for outdoor activities.

For more information on the local amenities, please visit <https://www.kingsgroup.net/branches/hertford/> and explore our newly updated "local amenities" tab. This will be able to display local shops, schools, transport links and even more!

£350,000



- **TWO BEDROOM MID TERRACE HOUSE**

- **FREEHOLD**

- **GOOD SIZE GARDEN**

- **CATCHMENT AREA OF GREAT PRIMARY AND SECONDARY SCHOOLS**

- **1 MILE FROM HERTFORD TOWN CENTRE**

Lounge / Diner 22'1 x 9'84 (6.73m x 2.74m)

Double glazed bay window to front aspect, Single radiator, Stripped wood flooring, Phone point, Power Points, TV Aerial point, Coved ceilings, French doors leading to garden

Kitchen 8'93 x 5'87 (2.44m x 1.52m)

Double glazed window to rear aspect, Stripped wood flooring, Granite effect work surfaces, Gas oven, Gas hob, Hood extractor fan, Sink with drainer unit, Intergraded washing machine, Intergraded dishwasher, Power Points

Bathroom 5'45 x 6'1 (1.52m x 1.85m)

Double glazed window to rear aspect, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attached, Mixed tap wash basin, Low level WC, Tiled walls, Coved ceiling.

Bedroom One 11'47 x 11'06 (3.35m x 3.51m)

Double glazed windows to front aspect, Single radiator, Built in wardrobes,, Built in storage cupboard, Carpeted flooring, TV aerial point, Power Points, Coved ceiling.

Bedroom Two 9'72 x 6'58 (2.74m x 1.83m)

Double glazed window to rear aspect, Single radiator, Carpeted flooring, Power Points, Coved ceilings.

- **TWO ALLOCATED PARKING SPACES**

- **GREAT SIZE MASTER BEDROOM**

- **SHORT DRIVE TO A10 & A414**

- **0.94 MILES FROM HERTFORD EAST TRAIN STATION**

- **COUNCIL TAX BAND C**





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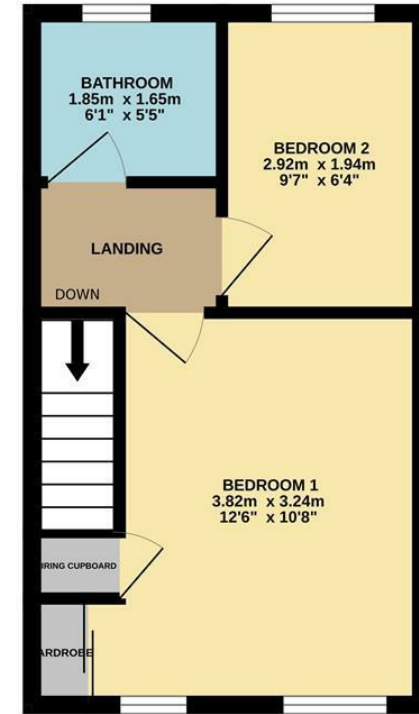
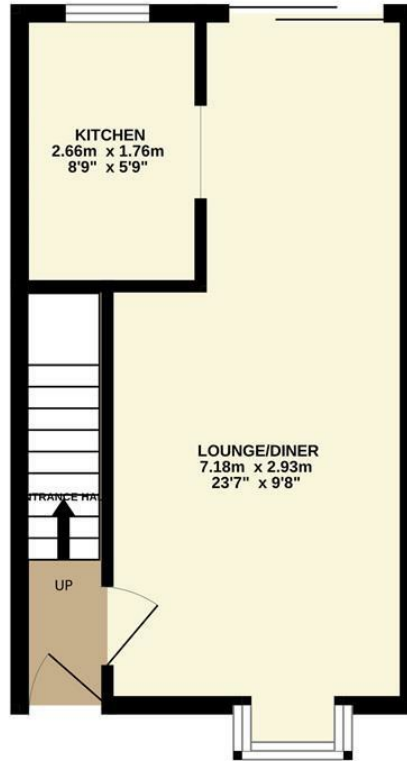
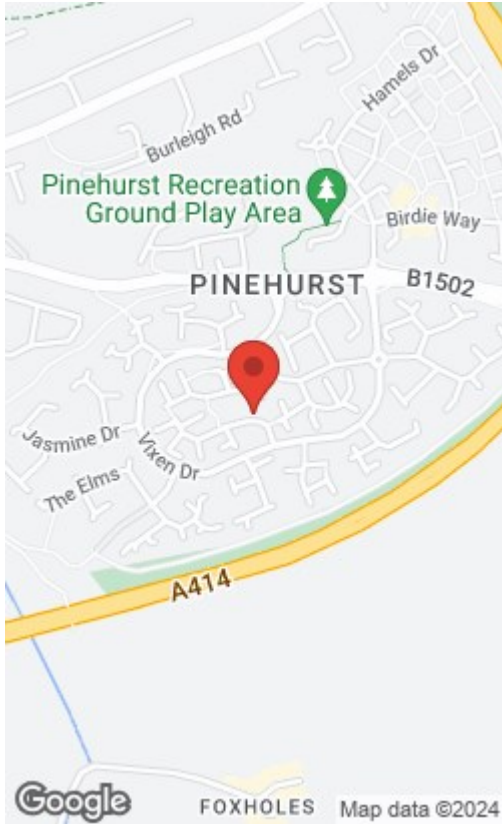
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
72	89		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

GROUND FLOOR
25.9 sq.m. (279 sq.ft.) approx.

1ST FLOOR
25.5 sq.m. (275 sq.ft.) approx.



TOTAL FLOOR AREA : 51.5 sq.m. (554 sq.ft.) 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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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.

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