

Taylor Phelps are delighted to offer this two bedroom character cottage set in the idyllic village of Hertingfordbury. This property requires general modernisation and boasts scope to extended / convert the loft (subject to planning) This rarely available home is positioned in a tranquil backwater only a few minutes drive of Hertford and is available Chain Free.



























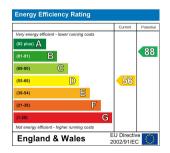
Floor Plan

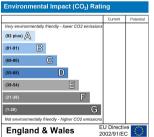
GROUND FLOOR 338 sq.ft. (31.4 sq.m.) approx. 1ST FLOOR 314 sq.ft. (29.2 sq.m.) approx KITCHEN 12'0" x 8'2" 3.67m x 2.50m BEDROOM HOWER ROOM 9'9" x 5'2" .98m x 1.57m 9'9" x 8'8" 2.98m x 2.63m SITTING/DINING ROOM 3.50m x 3.20m LANDING LOUNGE BEDROOM 13'9" x 9'8" 4.20m x 2.94m 11'4" x 10'6" 3.45m x 3.20m TOTAL FLOOR AREA: 653 sq.ft. (60.6 sq.m.) approx every attempt has been made to ensure the accuracy of the floopsian contained bere, measurements, visibous, rooms and any other terms are approximate and no responsibility is taken for any error, or support of the properties systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given. Made with Metropic XQQD.

Area Map



Energy Efficiency Graph





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.







