



Tudor Way, Hertford, SG14 2FH



Welcome to Tudor Way, Hertford

This meticulously designed three double bedroom terraced townhouse, situated on the west side of town, boasts modern elegance and convenience. Constructed in 2017, the home features high-specification amenities spread across three levels. The ground floor hosts a contemporary kitchen, a generously sized downstairs cloakroom, and a living room with seamless access to a private rear garden. Upstairs, two double bedrooms with the rear bedroom enjoying access to a balcony, and a family bathroom adds practicality. The top floor reveals a spacious master bedroom with an en-suite shower room and a private terrace. With the added advantage of allocated parking to the rear, the property offers a perfect blend of style and functionality, all within walking distance to Hertford North mainline train station, quality schooling, and a convenient parade of shops.



-Accommodation Overview-

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Entrance Hall:

Understairs storage cupboard housing boiler, laminate flooring, power points.

Downstairs Cloakroom:

Wash hand basin with mixer tap over, WC, partly tiled walls, wall mounted mirror.

Lounge:

17' 1" x 15' 6" (5.21m x 4.72m)

Double glazed patio doors leading to rear garden, double glazed window to rear aspect, radiator.

Kitchen:

12' 3" x 8' 1" (3.73m x 2.46m)

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, gas hob with extractor canopy over, integrated fridge freezer, double glazed window to front aspect.

-First Floor Landing-

Double glazed window to front aspect, stairs leading to top floor, carpet, radiator.

Bedroom One:

14' 4" x 8' 10" (4.37m x 2.69m)

Double glazed window to front aspect, radiator.

Bedroom Two:

13' 6" x 9' 8" (4.11m x 2.95m)

Double glazed window to rear aspect, door leading to private balcony.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, obscure double glazed window to rear aspect.

-Second Floor-

Bedroom Three:

14' 3" x 8' 5" (4.34m x 2.57m)

Two double glazed windows to front aspect, double glazed patio doors leading to private terrace with

En-Suite Shower Room:

Large corner shower, wash hand basin, WC, fully tiled walls, large storage cupboard (not integrated)

-Balcony-

-Exterior-

Rear Garden:

Patio area leading to lawn, fence boundary wall.

Parking:

Parking space to rear and visitor bays.

Agent Notes:

This is a shared ownership property - please ask agent for more information.



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Welcome to

Tudor Way, Hertford

- **SHARED OWNERSHIP 40% SHARE**
- Allocated Parking Space & Visitor Spaces
- Downstairs Cloakroom
- Landscaped Rear Garden
- Two Private Balcony's
- Fitted Kitchen
- Family Bathroom & En-Suite Shower Room
- Moments Walk To Local Parade Of Shops

Tenure: Leasehold EPC Rating: B

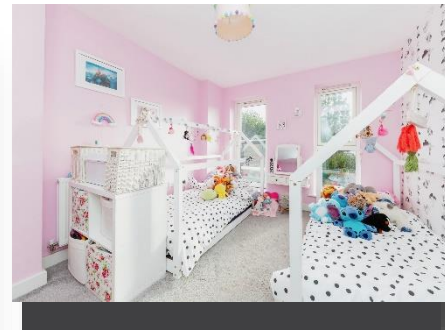
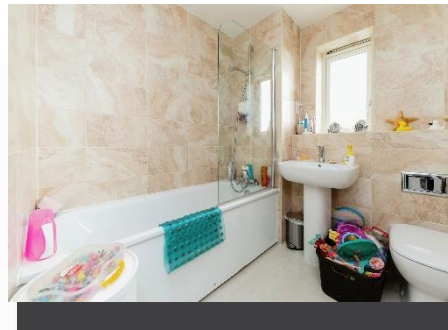
Shared Ownership

£204,000



Total floor area 123.8 m² (1,332 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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