



Temple Court, Hertford SG14 3LY

Welcome to Temple Court, Hertford

*****CHAIN FREE***** Nestled in the sought-after village of Bengoe, this generously-sized ground floor maisonette presents an exciting opportunity for those seeking space and potential. Boasting a larger-than-average dual aspect reception room, this home is flooded with natural light, creating an inviting atmosphere for relaxation or entertaining. Two spacious double bedrooms offer comfort and flexibility, while a separate kitchen has everything you need. With double glazing and central heating ensuring year-round comfort, and ample storage catering to practical needs, this property offers both convenience and charm. Additionally, its prime location ensures easy access to Hertford town centre, Hertford North railway line, esteemed schooling options, and local amenities, making it an ideal haven for modern living. Furthermore, the property's share of freehold with over 950 years remaining on the lease, along with a peppercorn ground rent and low service charges, provides peace of mind and long-term security. With allocated parking and a private front garden completing the picture, this residence invites you to unlock its full potential through cosmetic updating, promising a bright and spacious canvas for your personal touch.



-Accommodation Overview-

Entrance Hall:

Two storage cupboard, door to all rooms.

Lounge/Diner:

16' 1" x 9' 9" (4.90m x 2.97m)

Double glazed bay windows to side aspect, double glazed window to side, carpet, radiator.

Kitchen:

8' 4" x 6' 6" (2.54m x 1.98m)

Fitted wall and floor units with work surface over, stainless sink unit with mixer tap over, space for cooker with extractor canopy over, space for washing machine, space for fridge freezer, double glazed window to side aspect.

Bedroom One:

13' 4" x 9' 7" (4.06m x 2.92m)

Double glazed window to side aspect, radiator.

Bedroom Two:

9' 8" x 6' 9" (2.95m x 2.06m)

Double glazed window to rear aspect, radiator.

Shower Room:

Walk in shower cubicle with shower over, wash hand basin, WC.

-Exterior-

Parking:

One allocated parking space.

Bengeo:

The property is situated in Bengeo, a quite village just on the outskirts of Hertford.

Hertford itself is a highly desirable location, with a wide choice of shops, restaurants and clubs, along with a leisure centre and a theatre. There is a choice of very popular schools and two stations offering easy access into London.



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Welcome to Temple Court, Hertford

- Two Double Bedroom GROUND Floor Flat
- Fitted Kitchen
- One Allocated Parking Space
- Desirable BENGEO Location
- Well-Kept Communal Gardens
- Shower Room
- Peacefull Location
- Peppercorn Ground Rent

Tenure: Share Of Freehold EPC Rating: TBC

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Total floor area 53.6 m² (577 sq.ft.) approx.
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107386 - 0001

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