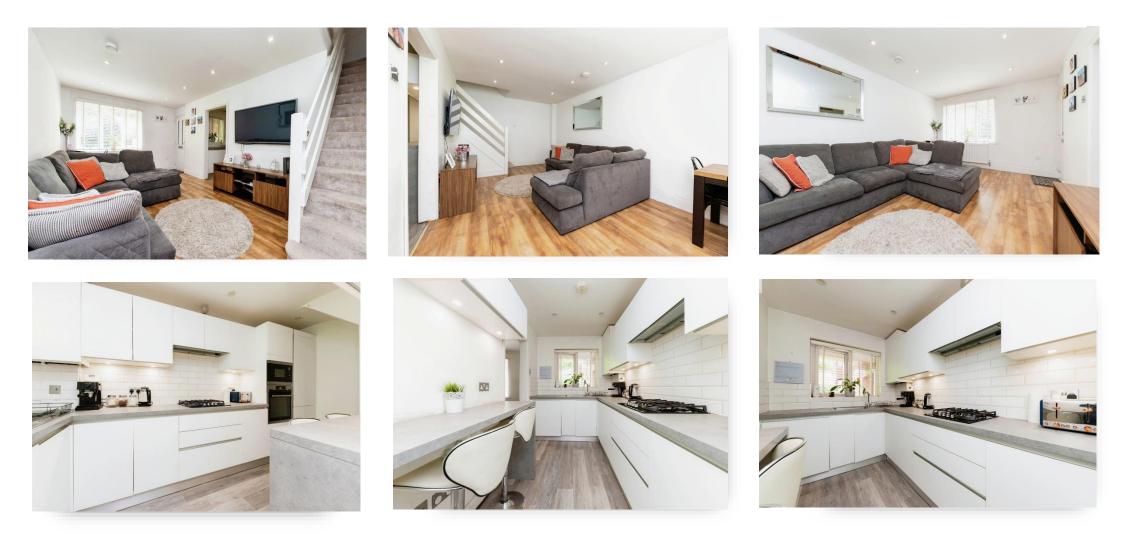


Copperwood, HERTFORD, SG13 7HZ



Welcome to Copperwood, HERTFORD

This inviting two-bedroom, split-level ground floor maisonette is ideally located just a short walk from Hertford town centre and the Hertford East railway line. The property boasts well-proportioned living spaces, including a modern kitchen equipped with built-in appliances. Upstairs, you'll find a family bathroom and two generously sized bedrooms. Residents can enjoy the communal gardens and parking facilities. Additionally, this home comes with the advantage of a long lease extending over 900 years, ensuring peace of mind for the future.



-Accommodation Overview-

Lounge:

17' 9" x 10' 8" (5.41m x 3.25m) Double glazed window to front aspect, stairs to first floor, wood effect laminate flooring, radiator.

Kitchen:

13' 10" x 6' 8" (4.22m x 2.03m) Fitted wall and floor units with work tops over, stainless steel sink unit, breakfast bar, electric cooker with eye-level oven and microwave, new fridge freezer, integrated washing machine, under stairs storage cupboard.

-First Floor Landing-

Storage cupboard, radiator.

Bedroom One: 11' 5" x 10' 11" (3.48m x 3.33m) Double glazed window to front aspect, radiator.

Bedroom Two:

11' 5" x 6' 9" (3.48m x 2.06m) Double glazed window to front aspect, radiator.

Bathroom:

All new three-piece suite comprising of panel enclosed bath with shower over, low level WC, vanity unit with wash hand basin and storage cupboard beneath, heated towel rail, tiled floor, tiled walls, extractor fan, radiator., obscure window to rear aspect.

-Exterior-

Parking:

Communal car park not allocated but designed for two spaces for each flat plus visitor parking.

Agent Notes:

New fitted kitchen, new windows, new central heating (combi boiler and radiators) plastered and re-decorated, laundry room for all residents.

Communal Gardens



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Welcome to Copperwood

- Two Storey Maisonette
- Short Walk To Hertford East Train Station
- Two DOUBLE Bedrooms
- Quiet Location
- Newley Fitted Kitchen With Breakfast Bar
- Parking & Communal Gardens
- Long Lease

Tenure: Leasehold EPC Rating: C

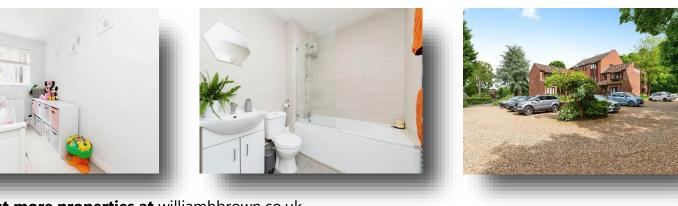
This is a Leasehold property with details as follows. Term of Lease 990 years from 29 Sep 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items. such as Leasehold packs.

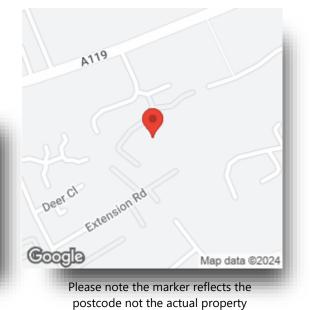
Guide Price **£325,000**



Total floor area 55.5 m² (308 sq.1), approx This foro given is bitarbite purposes with it is not drawn to scale. Any mesurements, floor areas (including any total floor area), coenings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any appresent. No liability is taken for any error, omission or missibament. A part most if sky upon is not insertion of the relied of the orient of the orient protection. Provered by whice the degreement.







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Property Ref: HFD105206 - 0002 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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