



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 (598 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 purchaser must rely upon its own inspection(s). Powered by www.floorplan.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD105206 - 0002

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