





Welcome to Temple Court, Hertford

Discover this delightful two double bedroom ground floor maisonette, meticulously maintained and in excellent condition throughout. Perfect for first-time buyers and investors alike, this well-presented property offers comfortable living in the lovely village of Bengeo. The property comprises of a well-proportioned lounge with dual aspect windows, flooding the space with natural light and creating a warm, inviting atmosphere, The kitchen is equipped with built-in appliances, offering a modern and efficient cooking space, two spacious double bedrooms provide ample room for relaxation and rest, family bathroom completes the interior, designed for convenience and style. Set in the picturesque village of Bengeo, this property enjoys a tranquil setting with easy access to local amenities. The maisonette benefits from a good lease and allocated parking, ensuring convenience and peace of mind.

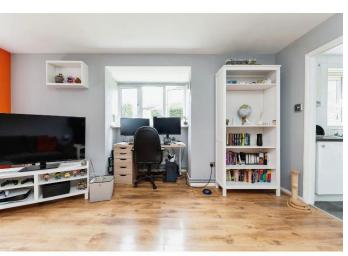












-Accommodation Overview-

Entrance Hall:

Laminate flooring, radiator, storage cupboard.

Lounge/Dining Room:

15' 9" max x 9' 10" (4.80m max x 3.00m)
Dual aspect bay window, double glazed window, two storage cupboards, radiator.

Kitchen:

6' 7" x 8' 5" (2.01m x 2.57m)

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, space and plumbing for washing machine, space for dishwasher, wall mounted boiler, radiator, double glazed window to rear aspect.

Bedroom One:

13' 1" x 9' 9" (3.99m x 2.97m) Double glazed window, radiator.

Bedroom Two:

9' 8" max x 7' 5" (2.95m max x 2.26m) Double glazed window, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, tiled floor, tiled walls.

-Exterior-

Communal Gardens:

Well maintained communal gardens.

Parking:

Allocated parking.









Welcome to Temple Court, Hertford

- Two Bedroom GROUND FLOOR Apartment
- Lounge/Dining Room
- Share Of Freehold
- Communal Grounds
- Desirable Location In Bengeo
- Allocated Parking For One
- Fully Double Glazed Windows & Gas Central Heating
- Long Lease & Low Service Charges

Tenure: Leasehold EPC Rating: C

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 51.7 m2 (557 sq.ft.) approx

Guide Price

£295,000









Please note the marker reflects the postcode not the actual property

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Property Ref: HFD107468 - 0001 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we 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)

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 quidance 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 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.



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