



**Temple Court, Hertford, SG14 3LY**

## 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.



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## 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 m<sup>2</sup> (557 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

Guide Price

**£295,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HFD107468 - 0001

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