



New Road, Hertford, SG14 3JJ

Welcome to New Road, Hertford

****CHAIN FREE**** A charming two-bedroom semi-detached** Situated in the sought-after village of Bengoe, this two double bedroom semi-detached home presents a unique opportunity for renovation and customization. Offering immense potential, the property is perfect for those looking to create a bespoke living space tailored to their needs. The property comprises of two spacious double bedrooms on the upper floor, an upstairs family bathroom and a convenient downstairs cloakroom, generous living and dining areas with scope for modernization and ample space for a modern kitchen redesign. The property has great opportunity to extend at the side and rear of the property, subject to the usual planning permissions, allowing for increased living space or additional rooms. The exterior has a private rear garden exceeding 100 feet in length, perfect for outdoor entertaining, gardening, or future landscaping projects, there is also further benefit of off-street parking available at the front of the property. Just a short walk from Hertford town centre and Hertford North Station, offering convenient access to local amenities and transport links, close to well-regarded local schools and shops, making it an ideal location for families.



-Accommodation Overview-

Hallway:

Stairs to first floor and downstairs cloakroom, radiator.

Cloakroom:

Wash hand basin, WC, obscure double glazed window to rear, gas boiler.

Lounge/Diner:

18' 8" max x 13' 11" max (5.69m max x 4.24m max)

Two double glazed windows to front aspect, gas fireplace, carpet, two radiators.

Kitchen:

12' 8" into cupboards x 8' 10" into cupboards (3.86m into cupboards x 2.69m into cupboards)

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, space for fridge freezer, space for cooker, space for washing machine, double glazed window to rear aspect, door to rear garden, tiled floor, radiator.

-First Floor Landing-

Airing cupboard, storage cupboard, double glazed window rear aspect.

Bedroom One:

14' 1" max x 12' 11" max (4.29m max x 3.94m max)

Double glazed window to front aspect, radiator, carpet.

Bedroom Two:

12' 10" max x 8' 10" max (3.91m max x 2.69m max)

Double glazed window to rear aspect, radiator, carpet.

Bathroom:

Four piece suite panel enclosed bath, chrome heated towel rail, shower cubicle, wash hand basin, WC, obscure double glazed window to front aspect.

-Exterior-

Rear Garden:

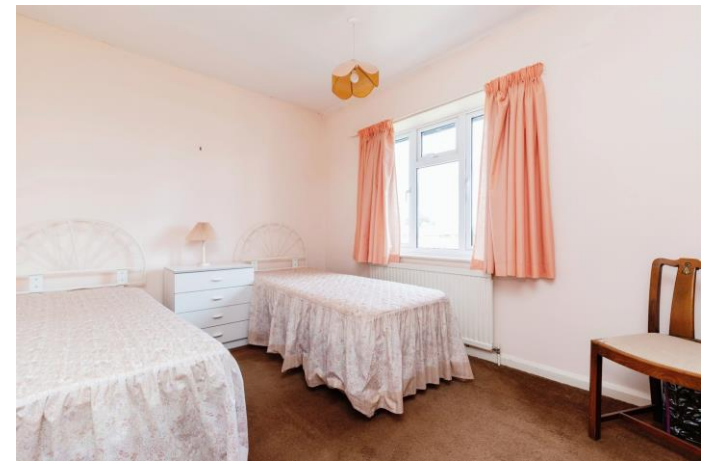
Mainly laid to lawn, shrubs and plants, storage sheds.

Driveway:

off street parking for two cars.

Agent Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



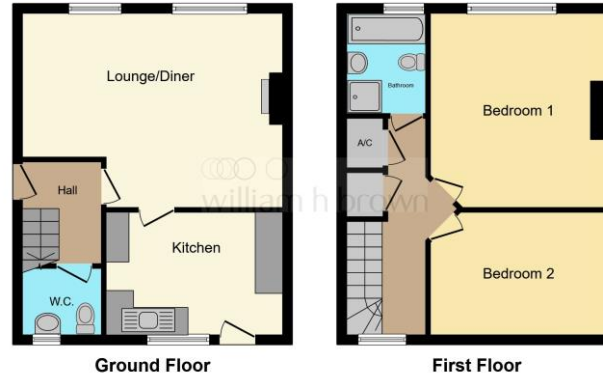
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Welcome to

New Road, Hertford

- Two Bedroom Semi-Detached House
- Large Rear Garden
- In Need Of Modernisation Throughout
- Four Piece Bathroom
- Driveway
- CHAIN FREE
- Great Potential To Extend (STPP)

Tenure: Freehold EPC Rating: C



Offers In Excess Of

£400,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107483 - 0004

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