



**The Copse, Hertford, SG13 7TX**

Not for marketing purposes INTERNAL USE ONLY

## Welcome to The Copse, Hertford

This fantastic two-bedroom mid-terrace family home offers a perfect blend of comfort and convenience. On the ground floor, there is a spacious living area leading to a bright conservatory, which extends the living space and provides access to the low-maintenance rear garden, ideal for relaxing or entertaining. The fitted kitchen is well-equipped, offering plenty of storage. Additionally, a handy downstairs WC is located near the entrance for guest convenience. Upstairs, there are two well-proportioned bedrooms, both designed for comfort and versatility. A family bathroom serves the upper floor. Outside, the property benefits from an allocated parking space and a low-maintenance rear garden, perfect for those seeking minimal upkeep while enjoying outdoor space. This property combines practical features with comfortable living in a desirable location.



## -Accommodation Overview-

### Downstairs Cloakroom:

Wash hand basin, WC, radiator.

### Lounge:

15' 9" max x 12' 6" into cupboard ( 4.80m max x 3.81m into cupboard )  
Double glazed window, under stairs large storage cupboard, double doors leading to conservatory, carpet, two radiators.

### Conservatory:

10' 6" max x 8' 11" max ( 3.20m max x 2.72m max )  
Double glazed window to rear and side aspect, patio doors leading to rear garden, electric heater.

### Kitchen:

8' 3" into cupboard x 5' 8" into cupboard ( 2.51m into cupboard x 1.73m into cupboard )  
Fitted wall and floor units with work surface over, stainless steel sink unit with mixer tap over, space for cooker, extractor canopy over, plumbing and space for washing machine, space for fridge freezer, double glazed window to front aspect.

## -First Floor Landing-

Loft hatch, carpet.

### Bedroom One:

12' 5" max x 9' 1" into wardrobes ( 3.78m max x 2.77m into wardrobes )  
Two double glazed windows to rear aspect, fitted wardrobes, storage cupboard, radiator.

### Bedroom Two:

10' 4" max x 8' 2" into cupboard ( 3.15m max x 2.49m into cupboard )  
Double glazed window to front aspect, fitted wardrobe and storage cupboards, radiator.

### Bathroom:

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

## -Exterior-

### Rear Garden:

Low maintenance rear garden being paved patio, storage shed, rear access.

### Parking:

One allocated parking space at rear.

### Agent Notes:

Management fee of £230 yearly. Please ask agent for more details.



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## Welcome to

### The Copse, Hertford

- Two Bedroom Mid Terrace Family Home
- Conservatory
- Low Maintenance Rear Garden
- Fitted Kitchen
- Family Bathroom
- One Parking Space At Rear Of Property
- Ideal Location For A414

Tenure: Freehold EPC Rating: D

# £370,000



Please note the marker reflects the postcode not the actual property

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