



Port Hill, Hertford, SG14 3EP

Welcome to Port Hill, Hertford

Nestled in a prime location within walking distance of Hertford Town Centre, Hartham Park, and both Hertford North and East train stations is this charming two double-bedroom terraced cottage offering a perfect blend of modern living and classic charm. Ideal for first-time buyers or those looking to upsize, this beautifully presented family home boasts a cozy lounge, a fully fitted kitchen with direct access to a, secluded courtyard garden, complete with a rear outhouse. The first floor features two generously sized double bedrooms and a family bathroom. Additional benefits include a large basement, ideal for storage or additional living space, and fully double-glazed sash windows throughout. With excellent nearby schools and amenities this really is a home not to be missed!



-Accommodation Overview-

Lounge:

15' max x 11' into fireplace (4.57m max x 3.35m into fireplace)
Double glazed bay sash window to front aspect, shelving with fitted storage cupboards beneath, wooden floor, fireplace with wood-burning log burner.

Kitchen:

12' 4" max x 9' 7" into cupboard (3.76m max x 2.92m into cupboard)
Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap, gas hob with extractor canopy over, space for dishwasher, stairs to first floor, eye level oven and grill, stable door leading to garden, tiled floor, double glazed sash window to rear aspect.

-First Floor Landing-

Door to all rooms, loft hatch (part boarded and insulated)

Bedroom One:

12' 2" max x 9' 4" into cupboard (3.71m max x 2.84m into cupboard)
Double glazed sash window to rear aspect, storage cupboard, laminate flooring, radiator.

Bedroom Two:

11' 4" max x 10' 3" into cupboard (3.45m max x 3.12m into cupboard)
Double glazed sash window to front aspect, storage cupboard, radiator.

Bathroom:

Three piece suite comprising of panel enclosed bath with wall mounted shower over, wash hand basin, WC, frosted double glazed window to front aspect, partly tiled walls, radiator.

Basement:

13' 8" max x 8' 6" max (4.17m max x 2.59m max)
Exposed beams, obscured double glazed window, laminate flooring.

-Exterior-

Rear Garden:

A pleasant rear garden, door leading to outhouse, pots and plants.

Outhouse:

substantial brick outbuilding which is now a utility and bike/general store room.



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Welcome to Port Hill, Hertford

- A Charming Two Double Bedroom Terraced Family Home
- Basement & Out House
- Low Maintenance Rear Garden
- Family Bathroom
- Situated On The Lower Slopes Of Bengoe
- Short Walk To Hartham Common & Hertford Town
- Fitted Kitchen & Family Bathroom

Tenure: Freehold EPC Rating: D

Offers In Excess Of

£400,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
HFD107549 - 0004

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