



Great Innings South, Watton At Stone, Hertford, SG14 3TF

Welcome to Great Innings South, Watton At Stone, Hertford

****Offered Chain Free**** This well-proportioned three-bedroom terraced home offers an excellent opportunity for buyers looking to create their ideal living space. While in need of some modernisation, the property boasts a spacious layout and plenty of potential. On the ground floor, the home features a downstairs cloakroom, large through lounge with ample space for both living and dining areas, leading directly to a private and secluded rear garden-perfect for relaxation or entertaining. The kitchen is fitted with a range of wall and base units, offering a functional space with scope for improvement. Upstairs, there are three generously sized bedrooms and a family bathroom, providing comfortable accommodation for families or first-time buyers alike.



-Accommodation Overview-

Entrance Porch

Obscure double-glazed window, door leading into entrance hall.

Entrance Hall

Stairs to first floor, storage cupboard.

Downstairs Cloakroom

Wash hand basin with cupboard beneath and taps over,, WC, obscure double glazed window to front aspect.

Lounge

15' 5" x 11' 7" (4.70m x 3.53m)

Double glazed window to front aspect, laminate flooring, gas fireplace with brick surround, opens to dining room.

Kitchen

10' 10" x 7' 1" (3.30m x 2.16m)

Fitted wall and floor units with work surface over, stainless steel sink unit with mixer tap over, space for cooker, plumbing and space for washing machine, space for fridge, tiled surround, double glazed door leading to garden, double glazed window to rear aspect, door to dining room:

Dining Room

11' 8" x 8' 6" (3.56m x 2.59m)

Sliding patio doors leading to rear garden, laminate flooring, door to kitchen.

-First Floor Landing-

Storage cupboard, door to all rooms, loft access.

Bedroom One:

10' 5" x 8' 9" (3.17m x 2.67m)

Double glazed window to front aspect, built in wardrobes, radiator.

Bedroom Two

11' 3" x 10' 5" (3.43m x 3.17m)

Double glazed window to rear aspect, storage cupboard, radiator.

Bedroom Three

8' 5" x 8' 2" (2.57m x 2.49m)

Double glazed window to rear aspect, radiator.

Family Bathroom

Four-piece suite comprising of shower cubicle, panel enclosed bath with hand held shower attachment over, wash hand basin with storage cupboard beneath, WC, radiator, obscure double glazed window to front aspect.

-Exterior-

Rear Garden:

Low maintenance rear garden - paved patio and lawn area, bricked outhouse.



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Welcome to Great Innings South, Watton At Stone Hertford

- Offered Chain Free
- Sought After Peaceful Village Location SG14
- Downstairs Cloakroom & Family Bathroom
- Low Maintenance Rear Garden
- Ideal For Growing Families Or First Time Buyers

Tenure: Freehold EPC Rating: D

Guide Price

£350,000



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



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