



Newmans Court, Watton At Stone, HERTFORD, SG14 3TN

Welcome to Newmans Court, Watton At Stone, HERTFORD

Situated within a private, gated development in the sought-after village of Watton at Stone, this rare-to-the-market property offers a blend of convenience and potential. Ideal for first-time buyers or those looking to downsize, this home boasts a spacious open-plan kitchen, living, and dining area with direct access to a private front garden-perfect for entertaining or relaxing outdoors. Upstairs, you'll find two generously sized double bedrooms and a family bathroom, providing comfortable living space. The property comes with the added benefit of allocated parking and is just a short walk to Watton at Stone railway station and local shops, making it ideal for commuters and those seeking a vibrant village lifestyle. While the home would benefit from some cosmetic updates, it offers a fantastic opportunity to personalize and create your dream space in this desirable location. Don't miss the chance to make this charming property your own!



-Accommodation Overview-

Entrance Hall

Open Plan Kitchen/Living Area:

22' 7" x 20' 5" (6.88m x 6.22m)

-First Floor Landing-

Bedroom One

13' 2" x 11' 5" (4.01m x 3.48m)

Bedroom Two

13' 2" x 7' 5" (4.01m x 2.26m)

Bathroom

-Exterior-

Parking:

One allocated space.

Agent Notes:

Probate has been granted - £230.65p paid annually for surrounding gardens and bins. Please ask agent for more details.



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Welcome to: Newmans Court, Watton Stone, HERTFORD

- Open Plan Living Space & Fitted Kitchen
- ***CHAIN FREE***
- Secure Gated Development
- Beautiful Village Location
- Allocated Parking
- Sought After Location

Tenure: Freehold EPC Rating: C

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](#)



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107625 - 0004

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