



Tamworth Road, Hertford, SG13 7DN

Welcome to Tamworth Road, Hertford

A fantastic opportunity to acquire a larger-than-average four double-bedroom semi-detached home, ideally situated within walking distance of Hertford Town Centre, Hertford East railway station (0.5 miles) and excellent local schools are near by. In need of complete refurbishment throughout, this property offers immense potential to create a truly stunning family home. The ground floor features two generously sized reception rooms, a kitchen, and a convenient downstairs shower room. Upstairs, you will find four well-proportioned double bedrooms, a family bathroom, and a separate WC. Externally, the property boasts a substantial rear garden extending over 100ft, complete with side access. With its prime location and spacious layout, this rarely available home presents a superb renovation opportunity to put your own stamp on a property in one of Hertford's most sought-after areas. Early viewing is highly recommended.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

-Accommodation Overview-

Entrance Hall:

Stairs to first floor, under stairs storage cupboard, radiator.

Downstairs Shower Room:

Shower, WC, wash hand basin.

Lounge

17' 7" into bay window x 12' 1" (5.36m into bay window x 3.68m)

Bay window to front aspect, shelving, ornate fireplace, carpet, radiator.

Dining Room:

12' 1" max x 11' max (3.68m max x 3.35m max)

Window to rear and side aspect, radiator.

Kitchen:

13' 1" x 11' 11" (3.99m x 3.63m)

Fitted kitchen with wall and floor units and work surface over, space for washing machine, space for cooker, larder cupboard, spot lighting, window to front aspect, door to conservatory and workshop.

Workshop:

8' 6" x 7' 10" (2.59m x 2.39m)

Conservatory:

15' 9" x 10' 3" (4.80m x 3.12m)

Window to rear and side aspect, door leading out to rear garden.

-First Floor Landing-

Two storage cupboards, radiator.

Bedroom One:

11' 11" excluding storage cupboard x 10' 5" (3.63m

excluding storage cupboard x 3.17m)

Window to front aspect, built in storage cupboard, radiator.

Bedroom Two:

11' 1" excluding storage cupboard x 10' 5" (3.38m

excluding storage cupboard x 3.17m)

Window to rear aspect, fitted storage cupboard, radiator.

Bedroom Three:

11' 11" x 7' 11" (3.63m x 2.41m)

Window to rear aspect, storage cupboard, radiator.

Bedroom Four:

11' 11" x 7' (3.63m x 2.13m)

Window to front aspect, radiator, storage cupboard.

Bathroom:

Three piece comprising of panelled enclosed bath with taps over, WC, wash hand basin, obscure double glazed window.

Separate Wc

WC, wash hand basin, window to front aspect.

-Exterior-

Rear Garden:

A mature rear garden with trees, bushes, plants, pond, green house, side access.



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Welcome to

Tamworth Road, Hertford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ****CHAIN FREE**** Four Bedroom Semi-Detached House
- In Need Of Modernisation Throughout
- Downstairs shower Room & Upstairs Bathroom
- Conservatory & Workshop
- Close To Hertford Town Centre & Hertford East Train Station

Tenure: Freehold EPC Rating: D

Guide price

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107679 - 0003

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