



**Ryder Close, Hertford, SG13 7SG**



## Welcome to Ryder Close, Hertford

This well-presented two double-bedroom terraced home is nestled in a quiet residential cul-de-sac within the sought-after area of Hertford. The property boasts a front reception room that seamlessly leads into an open-plan fitted kitchen/diner, offering direct access to a private garden-ideal for both relaxation and entertaining. Upstairs, the home features two double bedrooms, with the primary bedroom benefiting from fitted wardrobes. A modern family bathroom completes the upper level, ensuring comfort and convenience. Externally, the property offers a low-maintenance front garden and allocated parking spaces for two vehicles at the front. Additional advantages include double glazing and central heating, enhancing the home's energy efficiency and comfort. Ideal Location for Hertford East railway station, Hertford town centre, local schools, and parks, making it an ideal location for families and first-time buyers alike.



## -Accommodation Overview-

### Entrance Porch:

Door leading into lounge.

### Lounge:

14' 5" x 13' 1" ( 4.39m x 3.99m )

Double glazed window to front aspect, stairs to first floor, feature wall, laminate flooring, radiator, opens to kitchen/diner:

### Kitchen / Diner:

13' x 10' 6" ( 3.96m x 3.20m )

Fitted wall and base units with work surface over, butler style sink with mixer tap over, gas hob, oven beneath, extractor canopy over, space for fridge freezer, space for dishwasher, space for washing machine, spot lighting, wall mounted boiler, double glazed patio door leading to rear garden, space for dining table, radiator.

### -First Floor Landing-

Airing cupboard. Loft access (boarded and insulated)

### Bedroom One:

12' 5" x 10' 3" excluding wardrobes ( 3.78m x 3.12m excluding wardrobes )

Double glazed windows to rear & side aspect, fitted wardrobe, carpet, radiator.

### Bedroom Two:

13' 4" max x 6' 6" max ( 4.06m max x 1.98m max )

Double glazed window to rear aspect, laminate flooring, radiator.

### Bathroom:

Three piece suite comprising of panel enclosed bath with shower attachment, shower screen, wash hand basin, WC, black heated towel rail, obscure double glazed window.

## -Exterior-

### Rear Garden:

Low maintenance rear garden with decking area, lawn, fence boundary walls, storage shed.

### Front Garden:

Path to front door, astro turf, shingle area.

### Parking:

Two allocated parking spaces to the front.





## Welcome to

### Ryder Close, Hertford

- Two Bedroom Mid-Terrace Home
- Ideal Location For A10 / A414
- Low Maintenance Rear Garden
- Kitchen / Diner
- Cul - De - Sac Location
- SG13 School Catchment Area

Tenure: Freehold EPC Rating: C

Offers In Excess Of

# £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. 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 purchaser must rely upon its own inspection(s). Powered by www.focalagent.com



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