



Ryder Close, Hertford, SG13 7SG

Welcome to Ryder Close, Hertford

This charming and modern first-floor maisonette offers a bright and spacious layout, ideal for comfortable living. The property features two well-proportioned double bedrooms, with the primary bedroom benefiting from fitted wardrobes, providing ample storage. An open-plan modern kitchen and living room create a welcoming space perfect for entertaining or relaxing, while the fitted bathroom completes the property. The property also comes with the advantage of an extended lease and allocated parking, adding convenience and peace of mind.



-Accommodation Overview-

Entrance Hall:

Stairs to first floor.

Lounge / Diner:

18' 6" x 17' 9" (5.64m x 5.41m)

Double glazed window to front aspect, stairs leading to ground floor, storage cupboard, carpet, electric radiator.

Kitchen:

8' 8" x 7' 2" (2.64m x 2.18m)

Fitted wall and floor units with wooden work top over with built in butler style sink with chrome twin tap over, subway white splash backs with under unit lighting, electric hob with oven beneath and stainless-steel extractor canopy over, space for washing machine, space for fridge.

Inner Hall

Loft hatch - with ladder and partly boarded, storage cupboard.

Bedroom One:

11' x 8' 9" excluding wardrobes (3.35m x 2.67m excluding wardrobes)

Double glazed window to rear aspect, fitted wardrobes, electric radiator.

Bedroom Two:

9' 8" x 7' 4" (2.95m x 2.24m)

Double glazed window to rear aspect, electric radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin with twin taps over, WC, fully tiled walls and floor, wall mounted mirror, chrome heated towel rail.

-Exterior-

Parking:

One allocated parking space.

Communal Gardens

At the rear of the property is a communal garden.



Welcome to Ryder Close, Hertford

- Two Double Bedroom First Floor Maisonette
- Cul - De -Sac Location
- SG13 School Catchment Area
- Ideal Location For A10 / A414
- Allocated Parking
- Communal Garden To Rear
- Lounge/ Diner

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: £720.00 pa

Ground Rent: £375.14 – yearly

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Jan 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.floorplans.com



£260,000



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Property Ref:
HFD107133 - 0001

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