





# 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'  $\times$  8' 9" excluding wardrobes (  $3.35m \times 2.67m$  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.



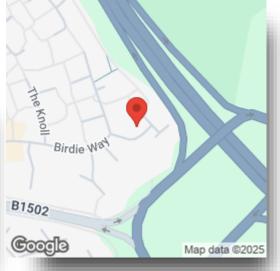


# £260,000









Please note the marker reflects the postcode not the actual property

## check out more properties at williamhbrown.co.uk



Property Ref: HFD107133 - 0001 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



william h brown



Hertford@williamhbrown.co.uk

21 Castle Street, HERTFORD, Hertfordshire, SG14 1FR

williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.