



Tudor Way, Hertford, SG14 2FH

Welcome to Tudor Way, Hertford

****SHARED OWNERSHIP 75% SHARE**** A well-presented bright, and spacious three double-bedroom terraced town house offers contemporary living in a sought-after location. Built in 2017, the home is designed for modern family life, featuring a stylish kitchen with built-in appliances, a convenient downstairs cloakroom, and a generous living/dining room with direct access to a private and secluded rear garden. The garden also benefits from rear access leading to an allocated parking space and additional visitor spaces. The first floor comprises two well-sized double bedrooms, with the rear bedroom enjoying access to a private balcony, alongside a modern family bathroom. The second floor is dedicated to a spacious third double bedroom, which also boasts its own private balcony, complemented by an additional family shower room. Situated in a prime location and within proximity of local shops, schools, and Hertford North railway station, this fantastic home offers both convenience and comfort, making it ideal for families and professionals alike.



Entrance Hall:

Stairs to first floor, door to storage cupboard (housing boiler), storage cupboard, radiator.

Kitchen:

12' 1" x 8' 8" (3.68m x 2.64m)

Fitted wall and floor units with work surface, one and half bowl stainless steel sink unit with mixer tap over, gas hob with electric oven beneath and extractor canopy over, integrated dishwasher, integrated washing machine, integrated fridge freezer, double glazed window to front aspect.

Downstairs Cloakroom:

Pedestal wash hand basin with mixer tap over, large wall mounted mirror, WC, chrome heated towel rail, tiled walls, tiled floor.

Lounge / Dining Room:

14' 8" x 17' 8" (4.47m x 5.38m)

Double glazed single door leading to rear garden, double glazed window to rear aspect, laminate flooring, radiator.

-First Floor Landing-

Stairs to second floor, double glazed window.

Bedroom Two:

13' 4" x 9' 6" (4.06m x 2.90m)

Double glazed window, double glazed patio door leading to balcony, radiator.

Bedroom Three:

14' 2" x 9' 1" (4.32m x 2.77m)

Double glazed window, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin with mixer tap over, WC, tiled walls, tiled floor, large wall mounted mirror, obscure double glazed window to rear aspect.

-Second Floor Landing-

Storage cupboard, double glazed window to front aspect.

Bedroom One:

12' 8" x 12' 5" (3.86m x 3.78m)

Double glazed patio doors leading to private balcony, storage cupboard, two double glazed windows, radiator.

Shower Room:

Three-piece shower room with corner shower with glass screen, pedestal wash hand basin with mixer tap over, WC, large wall mounted mirror, obscure double glazed window to rear aspect.

-Exterior-**Rear Garden:**

Low maintenance rear garden with paved patio area, lawn, fence boundary walls, rear access.

Agent Note:

This property is currently under shared ownership in conjunction with Sovereign Network Homes (SNG) who have criteria for any purchase. The advertised price is for the sellers 75% share. £351.24p per month is paid to the Housing Association as rent for the retained share. Service Charge is £37.46p per month; Please contact SNG for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.

(SNG) Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion subject to affordability. This would mean that any potential purchaser would buy the vendors 75% share and the remaining 25% share of the property from (SNG) to enable the Freehold purchase on completion.



Welcome to

Tudor Way, Hertford

- ****Shared Ownership 75% Share****
- Three Double Bedroom Mid-Terrace Family Home
- Two Private Balconies & Secluded Rear Garden
- Allocated Parking
- Shower Room & Bathroom
- Great Location For Shops, Schools & Train Stations

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 08 Mar 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Shared Ownership

£397,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD107756 – 0002

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 guidance 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.

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