



Hampton House Ware Road, Hertford, SG13 7HP

Welcome to Hampton House Ware Road, Hertford

This fantastic top floor TWO DOUBLE bedroom flat situated in a great location for town centre and transport links. The property has the added benefit of allocated parking to rear. This top-floor apartment boasts two double bedrooms, a bright open-plan kitchen/living area with built-in appliances, a charming Juliette balcony, and two double bedrooms, with the first bedroom offering built-in wardrobes. The modern family bathroom adds to the contemporary feel of the property and the inclusion of loft space provides additional versatility. The property is conveniently located within walking distance to Hertford Town centre and Hertford East station. Cash buyers preferred * Please ask agent for more details.



-Accommodation Overview-

Entrance Hall:

Storage cupboard, radiator.

Lounge:

11' 2" x 12' 1" (3.40m x 3.68m)

Two double glazed windows and French doors leading to Juliette balcony, coved ceiling, laminate wood flooring.

Kitchen:

7' 8" x 6' 3" (2.34m x 1.91m)

Fitted wall and base units with work surface over, single bowl single drainer sink unit with mixer tap over, four ring gas hob with extractor canopy over and electric oven, cupboard housing combi boiler, integrated fridge freezer, integrated washing machine, spot lighting.

Bedroom One:

10' 5" x 12' 4" (3.17m x 3.76m)

Double glazed window to rear aspect, radiator, storage cupboard.

Bedroom Two:

9' 7" x 9' 8" (2.92m x 2.95m)

Double glazed window to rear aspect, built in storage cupboard, radiator.

Bathroom:

Modern three-piece suite comprising of panel enclosed bath with handheld shower over, low level dual flush WC, chrome heated towel rail, partly tiled walls, spot lighting.

-Exterior-

Parking:

One allocated parking space to the rear of the property.



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Welcome to

Hampton House Ware Road, Hertford

- Two DOUBLE Bedroom Top Floor Apartment
- Allocated Parking To Rear
- Close Proximity To Local Amenities, School, Shops and Public Transport Links
- Offered Chain Free
- Lounge With French Doors Leading To Juliette Balcony

Tenure: Leasehold

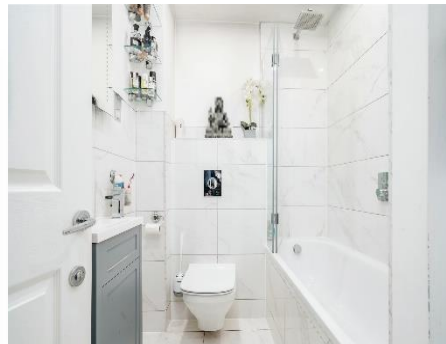
EPC Rating: D

Offers Over

£200,000



Total floor area 60.5 m² (652 sq.ft.) approx
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.focalagent.com



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HFD107299 - 0004

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