



Heybridge Court, Hertford, SG14 2JQ

Welcome to Heybridge Court, Hertford

Offered with no onward chain, this two-bedroom freehold semi-detached home presents an excellent opportunity for first-time buyers or young families looking to take the next step up from a flat. The ground floor features a bright and spacious open-plan kitchen, dining, and living area with direct access to a private and secluded rear garden-perfect for relaxing or entertaining. Upstairs, there are two bedrooms and a family bathroom. The property requires updating throughout, offering scope for buyers to put their own stamp on it. Additional benefits include double glazing, gas central heating, and allocated parking to the front. Conveniently located just a short walk from Hertford North railway station, Hertford town centre, and a range of local amenities including schools, shops, and parks. Early viewing is recommended to fully appreciate the potential this home has to offer.



-Accommodation Overview-

Entrance Porch:

Door leading to kitchen/lounge.

Lounge:

13' 3" x 10' 7" (4.04m x 3.23m)

Double glazed patio doors leading to rear garden, double glazed window to front aspect, stairs to first floor, radiator, carpet.

Kitchen:

13' 8" x 7' 2" (4.17m x 2.18m)

Fitted wall and floor units with work surface over, single bowl sink unit with mixer tap over, gas hob with oven beneath and extractor canopy over, space for washing machine, space for fridge freezer, wall mounted boiler, double glazed window to rear aspect.

-First Floor Landing-

Door to all rooms and bathroom, loft hatch.

Bedroom One:

10' 2" x 8' 9" plus recess (3.10m x 2.67m plus recess)

Double glazed window to front aspect, radiator.

Bedroom Two:

9' 11" x 7' 3" (3.02m x 2.21m)

Double glazed window to rear aspect, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath with shower over, wash hand basin with mixer taps over, WC, tiled walls, radiator.

-Exterior-

Rear Garden:

Paved rear garden, brick boundary wall, outside water tap, side access to front.

Front Garden:

Lawn, picket fence and side access.

Parking:

One allocated parking space.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



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Welcome to Heybridge Court, Hertford

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Semi-Detached Freehold House
- Open Plan Lounge / Kitchen
- Short Walk To Hertford North Train Station
- Allocated Parking Space
- Chain Free

Tenure: Freehold
EPC Rating: C
Council Tax Band: C

Guide Price
£270,000



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. 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.localagent.com



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Property Ref:
HFD107618 – 0001

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