



**Grove Walk, Hertford, SG14 3HH**

 william  
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## Welcome to Grove Walk, Hertford

A rarely available, two double-bedroom semi-detached Victorian cottage located in the quiet and ever-popular village of Bengeo, just a short walk from Bengeo Primary School, Hertford town centre, and Hertford North railway station. This family home is in need of cosmetic modernisation throughout. The accommodation includes a front reception room with dual-aspect windows, a rear kitchen, and a downstairs family bathroom. Upstairs offers two bright and spacious double bedrooms, both with dual-aspect windows, along with a partially boarded loft. Externally, the property benefits from front, side, and rear gardens. This is a perfect home for a first-time buyer or a young family.



## -Accommodation Overview-

### **Lounge:**

11' 7" x 11' 5" (3.53m x 3.48m )

Two windows to front and side, feature fireplace, built in storage, radiator.



### **Kitchen:**

11' 7" x 7' 10" (3.53m x 2.39m)

A range of wall and floor units with work surface over, sink unit with taps over, space for washing machine, storage cupboards, door leading to side and lobby/downstairs bathroom.

### **Dining Room:**

11' 3" x 9' 1" (3.43m x 2.77m)

Stairs to first floor, storage cupboard, radiator.



### **Downstairs Bathroom:**

Panelled enclosed bath, pedestal wash hand basin, obscure window, radiator.

### **Downstairs WC:**

Separate WC.

### **-First Floor Landing-**

Loft access - partially boarded.

### **Bedroom One:**

11' 6" x 11' 4" (3.51m x 3.45m)

Window to front and side aspect, carpet, radiator.



### **Bedroom Two:**

11' 3" x 9' 1" (3.43m x 2.77m)

Window to rear and side aspect, carpet, radiator.

### **-Exterior-**

### **Rear Garden:**

Front, side and rear garden.



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## Welcome to

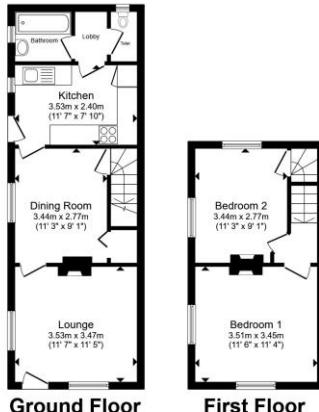
### Grove Walk, Hertford

- Two Double Bedroom Victorian Home
- Cosmetic Modernisation Needed
- Downstairs Bathroom & Separate WC
- Close To Bengeo Primary School
- Fitted Kitchen & Loft Access

Tenure: Freehold

EPC Rating: E

Council Tax Band: C



Total floor area 66.5 m<sup>2</sup> (716 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.propertybox.io



Guide Price

**£375,000**



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Property Ref:

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