



**Marshgate Drive, Hertford SG13 7AQ**



## Welcome to Marshgate Drive, Hertford

A rarely available three/four-bedroom end-of-terrace family home, arranged over four floors and offering deceptively spacious accommodation throughout. While in need of some cosmetic modernisation, this larger-than-average property presents a fantastic opportunity. The ground floor is occupied entirely by an impressive dual aspect living/dining room, providing excellent natural light and generous space for both relaxing and entertaining. Stairs lead down to the lower ground floor where there is a larger-than-average kitchen/breakfast room, which opens into an additional reception room. This versatile space could be used as a games room, home office or fourth bedroom and benefits from sliding doors leading directly out to a courtyard garden. Also on the lower ground floor is a family shower room/utility room, along with direct access to a private, secluded and low-maintenance rear garden with the added benefit of rear access.



## -Accommodation Overview-

### -Ground Floor-

#### Lounge/Dining Room:

15' 3" x 13' 6" ( 4.65m x 4.11m )  
Dual aspect windows, wooden flooring, electric fireplace, open style radiator, stairs to ground floor/first floor.

### -Basement-

#### Kitchen / Breakfast Room:

14' 2" x 13' ( 4.32m x 3.96m )  
Range of wall and base units with work surface over, sink unit with drainer, eye-level oven and grill, door to spare room, plumbing for dishwasher, door to utility room, door to garden.

#### Shower Room/Utility Room:

Shower cubicle with wall mounted shower, cupboard, chrome heated towel rail, pedestal wash hand basin, WC, window.

#### Reception Room:

13' 1" x 9' 3" ( 3.99m x 2.82m )  
Sliding doors leading to garden, wood flooring, radiator.

### -First Floor-

#### Bedroom One:

10' 11" x 9' 3" ( 3.33m x 2.82m )  
Window, storage cupboard, spiral staircase leading to loft, wood flooring.

#### Bedroom Two:

10' 4" x 6' 11" ( 3.15m x 2.11m )  
Window, carpet, radiator.

#### Bedroom Three:

7' 5" x 6' 4" ( 2.26m x 1.93m )  
Window, carpet, radiator.

### -Second Floor-

#### Bathroom:

Loft Room - restricted head space - Four piece suite comprising of panel enclosed bath with shower attachment over, shower cubicle, chrome heated towel rail, eaves cupboards, four velux windows, WC, window.

### -Exterior-

#### Rear Garden

Patio rear garden with rear access.

#### Parking:

Parking available.

#### Agent Note:

We ask that you search the local planning authority for applications relevant to the area. Please speak with your conveyancer.



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**Welcome to**

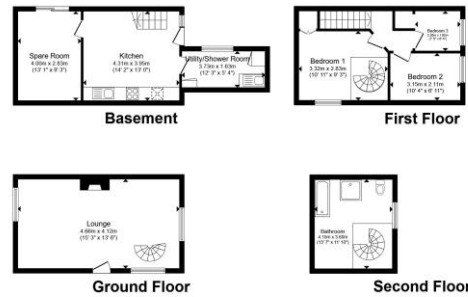
## Marshgate Drive, Hertford

- Three / Four Bedroom End Of Terrace Family Home
- Loft Area - Four Piece Suite Bathroom
- Fitted Kitchen/Downstairs Shower Room/Utility Room
- Parking Available
- Low Maintenance Rear Garden

Tenure: Freehold

EPC Rating: D

Council Tax Band: D



Total floor area 107.1 m<sup>2</sup> (1,153 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.co.uk

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offers in excess of

**£475,000**



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Property Ref:  
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