

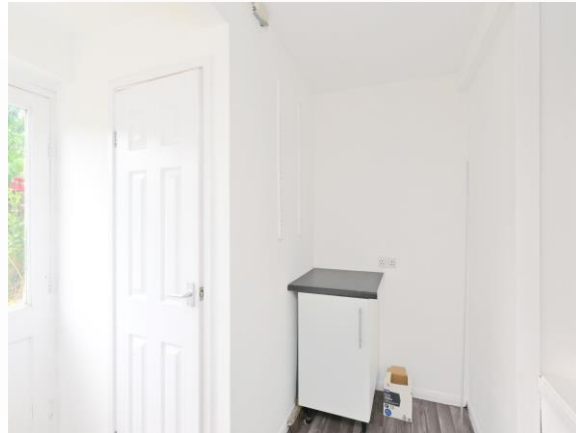


Lord Street, Hoddesdon EN11 8NQ

welcome to

Lord Street, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this TWO BEDROOM VICTORIAN COTTAGE with 2 RECEPTION ROOMS, SOUTH FACING REAR GARDEN situated within this popular residential location only 0.2 miles walk to Hoddesdon's vibrant town centre and its many amenities.



Accommodation Comprises

Main front door to:

Hallway

Radiator, door to:

Dining Room

15' 7" x 11' 11" (4.75m x 3.63m)

Radiator, power points, stairs to first floor, archway to lounge, door to kitchen.

Lounge

11' 10" max x 14' into bay max (3.61m max x 4.27m into bay max)

Feature sash style bay window to front aspect, radiator, power points, fireplace.

Kitchen

6' 9" x 7' 11" (2.06m x 2.41m)

Wall cupboards, sink unit, window to rear aspect, work surfaces with cupboards under, space for washing machine and fridge freezer, boiler, door to utility area.

Utility Area (I Shaped)

7' max x 8' 5" max (2.13m max x 2.57m max)

Radiator, work top, cupboard, power points, door to garden and door to cloakroom.

Ground Floor Cloakroom

Sink unit, low flush WC, radiator, window to rear aspect.

First Floor Landing

Airing cupboard, doors to bedrooms 1 and 2 and door to bathroom.

Bedroom 1

12' 1" x 15' 6" (3.68m x 4.72m)

Sash style window to front aspect, power points, radiator.

Bedroom 2

10' x 11' 10" (3.05m x 3.61m)

Sash style window to rear aspect, radiator, power points, loft access.

Bathroom

A modern suite comprising of a panelled bath, low flush WC, sink unit with vanity below, radiator, window to rear aspect, extractor fan, airing cupboard.

Rear Garden

South facing rear garden, paved area, lawned area, flower borders (in need of some attention)..

Agents Note

The sale of this property is subject to an update on the property title held with Land registry. Please note that the sale of this property cannot legally transact until the update has been processed by Land Registry. We advise that you seek an update from the branch with regards to the potential timeframes involved.



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welcome to

Lord Street, Hoddesdon

- Victorian End of Terrace Cottage
- Two Bedrooms
- Two Reception Rooms
- South Facing Rear Garden
- No Upward Chain
- 0.2 miles to Town Centre
- Popular Location
- Excellent for First Time Buyers & Investors Alike

Tenure: Freehold EPC Rating: E
Council Tax Band: D

£400,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112435



Property Ref:
HSD112435 - 0003

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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