

shepherds

A better home
moving experience



1 Copperwood

Hertford, SG13 7HZ

Price Guide £325,000



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Entrance Door:

Front door leading into entrance hall.

Entrance Hall:

Laminate floor, stairs to first floor, inner door to living area.

Living Area:

23'4" x 10'10" (7.11m x 3.30m)

Dual aspect to front and window to rear, laminate floor, television point, radiator, coving, open plan to breakfast area.

Kitchen:

14'10" x 6'5" (4.52m x 1.96m)

Window to front, modern refitted kitchen with cream Shaker style base and wall cupboards, laminate beech effect work surfaces incorporating one & a half bowl single drainer stainless steel sink unit with mixer taps, built-in oven and separate stainless steel gas hob with stainless steel extractor hood, integrated fridge and freezer, space for washer/dryer with plumbing provided, laminate floor.

Breakfast Area:

Laminate floor, understairs cupboard housing gas boiler supplying central heating and hot water.

First Floor Landing:

Window to rear, airing cupboard housing hot water cylinder, access to loft space, doors off.

Bedroom 1:

11'6" x 10'11" (3.51m x 3.33m)

Box bay window to front, fitted wardrobe, radiator, coving.

Bedroom 2:

11'6" x 6'8" (3.51m x 2.03m)

Window to front with elevated views, fitted wardrobe, radiator, coving.

Bathroom:

6'9" x 6'1" (2.06 x 1.85)

Opaque window to rear, refitted white suite comprising low level WC, pedestal wash hand basin and panel enclosed bath with mixer taps & shower attachment plus separate wall mounted electric shower, tiled floor, radiator.

Communal Grounds:

Grassed areas with planted trees and shrubs.

Allocated Parking:

For one vehicle closeby, with further spaces for visitors parking available.

Tenure:

Leasehold : 999 years from 1983

Ground Rent : £400 p.a.

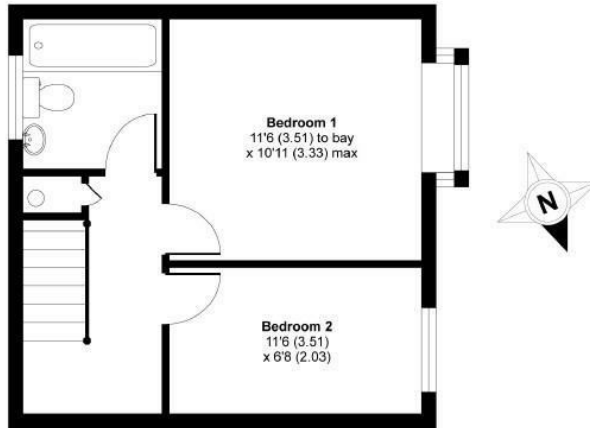
Maintenance Charge : £1,100 p.a.



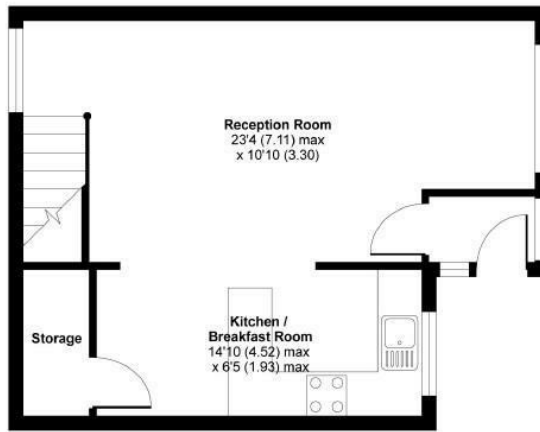
Floor Plan

Copperwood, Hertford, Herts SG13

APPROX. GROSS INTERNAL FLOOR AREA 171 SQFT / 67 SQM



FIRST FLOOR



GROUND FLOOR

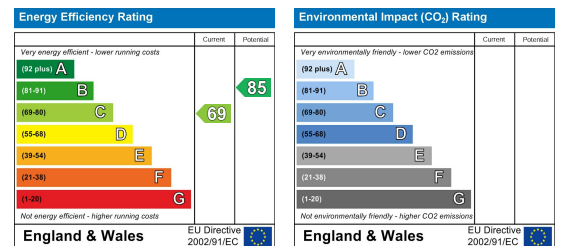
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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Energy Performance Graph



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