

shepherds

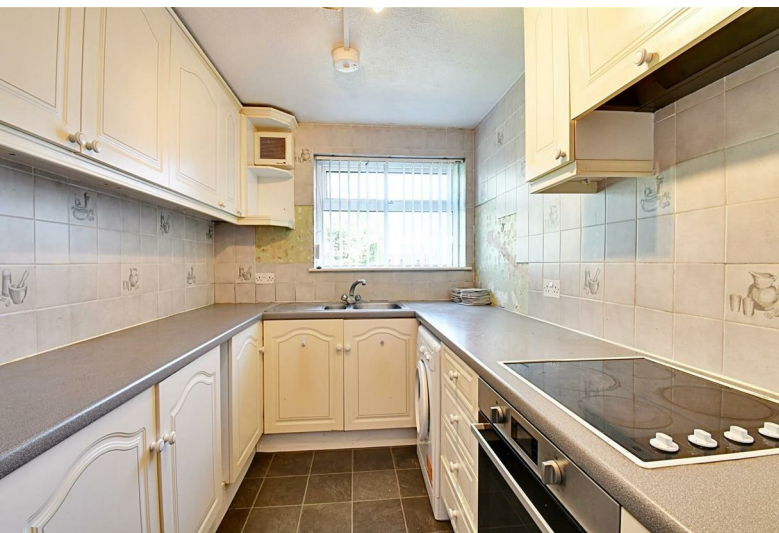
A better home  
moving experience



## 12 Letty Green

Nr Hertford, SG14 2NZ

Price Guide £230,000



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Private front door into:

## Entrance Hall:

Radiator, storage cupboards, coving and doors to:

## Living Room:

14'8 x 14'6 (4.47m x 4.42m)

UPVC double glazed windows to side, coving and door to:

## Kitchen:

10'8 x 6'10 (3.25m x 2.08m)

Fitted with a range of base and wall mounted units with contrasting roll edge worksurface incorporating one and half bowl stainless steel sink with mixer tap and drainer, built in oven with separate four ring hob and extractor fan above, appliance space for washing machine, fridge/freezer, tiled throughout and UPVC double glazed windows to side.

## Bedroom One:

11'1 x 10'1 (3.38m x 3.07m)

UPVC double glazed window to side and built in wardrobes.

## Bedroom Two:

11'9 x 7'11 (3.58m x 2.41m)

UPVC double glazed window to side and coving.

## Bathroom:

10'8 x 5'11 (3.25m x 1.80m)

Three piece suite comprising low level WC, wash hand basin with mixer tap and panel enclosed bath with mixer tap and separate shower head above, tiled throughout, opaque UPVC double glazed window to side and cupboard.

## Communal Gardens:

A large communal garden mainly laid to lawn with drying area, backing on to open fields.

## Residents Parking:

Casual residents only parking.

## Tenure:

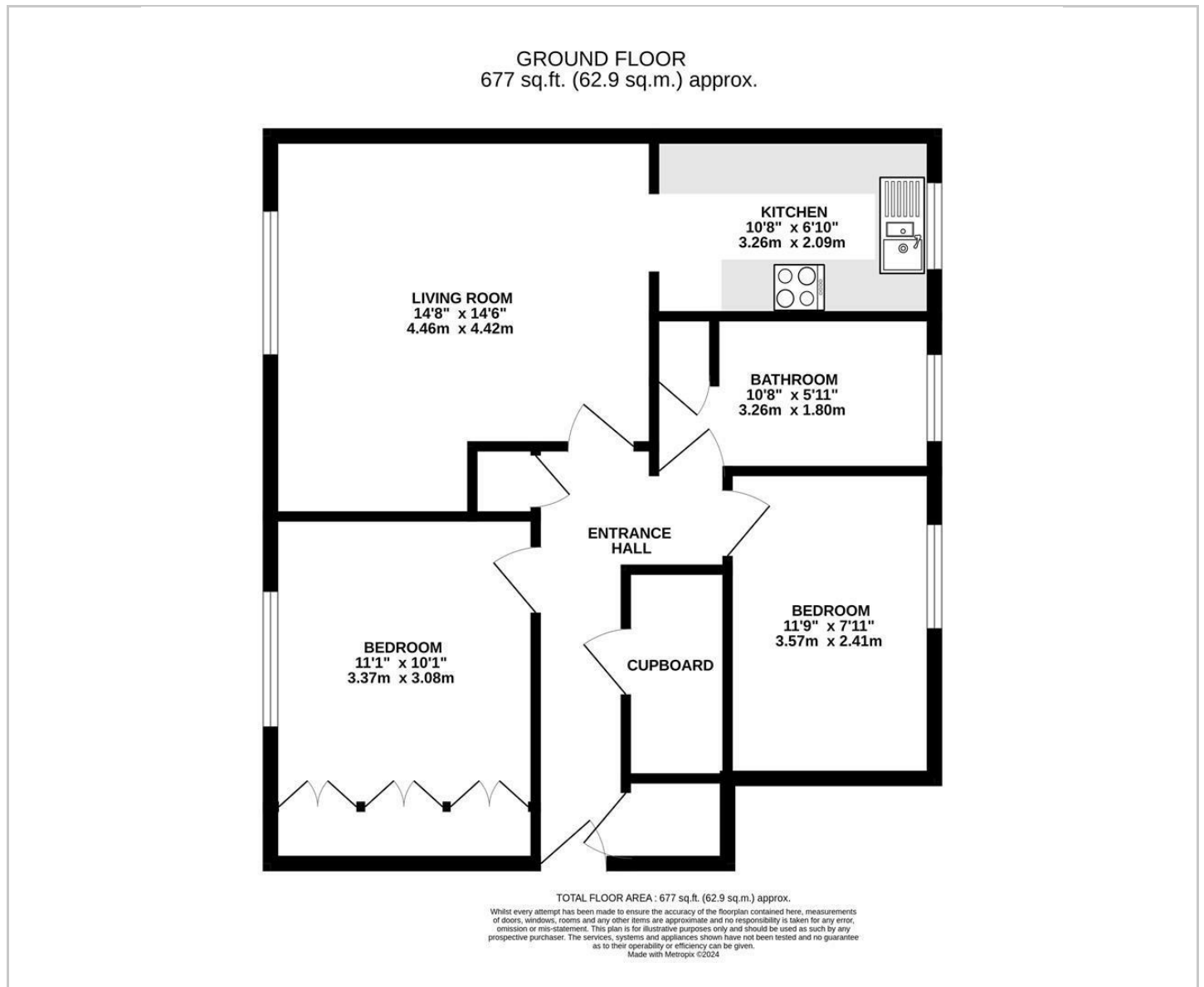
Leasehold - 125 years from 30 August 1993. 94 years remaining.

Ground Rent - £10 per annum

Service Charge - approx £1,200 per annum



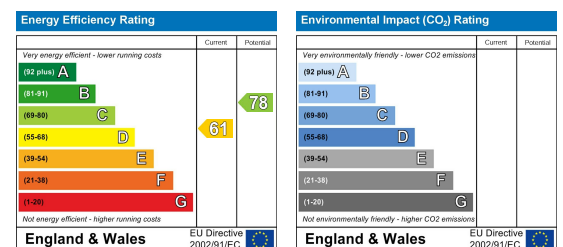
## Floor Plan



## 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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