

shepherds

A better home
moving experience



39 Cublands

Hertford, SG13 7TS

Price Guide £275,000



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Outside cupboard and front door into:

Entrance Hall:

Coving, tiled flooring, radiator, door leading to outside small decking area and door into:

Lounge/Diner:

17'2 x 13'10 (5.23m x 4.22m)

UPVC double glazed bay window to side and window to front, two radiators, stairs to first floor and archway through into:

Kitchen:

7'2 x 6'8 (2.18m x 2.03m)

UPVC double glazed window to side, fitted with a range of base and wall units with contrasting work surfaces over incorporating single drainer sink unit with mixer tap, laminate wood flooring, built in stainless steel oven with separate stainless steel gas hob and filter hood, appliance space for washing machine and fridge freezer.

First Floor Landing:

UPVC double glazed window to front, access to loft space, airing cupboard housing gas boiler, further storage cupboard and doors to:

Bedroom:

10'7 x 10'1 (3.23m x 3.07m)

UPVC double glazed window to side, coving, radiator and over stairs cupboard.

Shower Room:

6'8 x 5'9 (2.03m x 1.75m)

Opaque UPVC double glazed window to side, extractor, chrome heated towel rail, low level WC, pedestal wash hand basin with mixer tap and tiled splash back, walk in shower with rainfall head and hand attached plus folding glass screen

Outside:

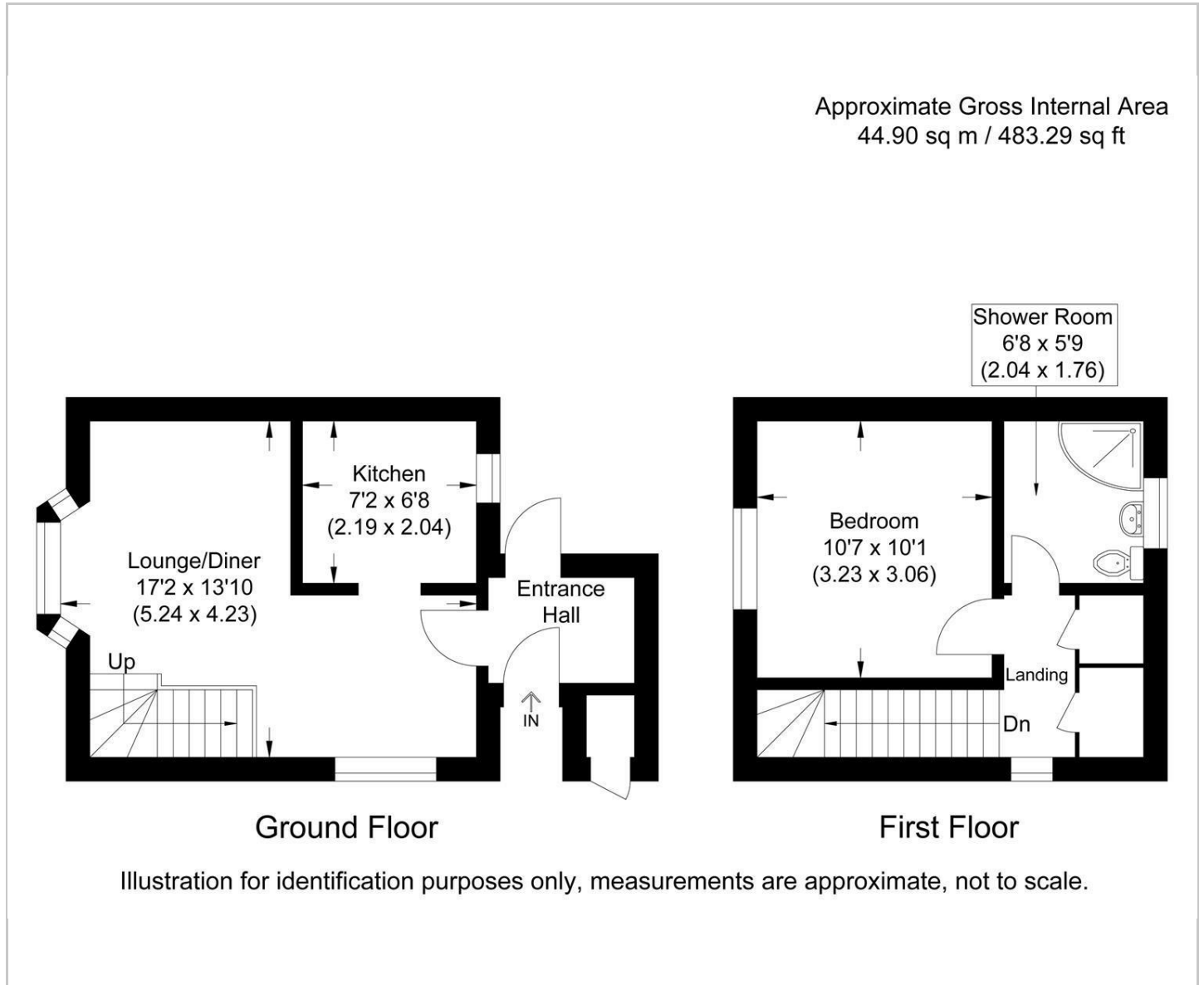
To the side of the house and accessed via side gate from the front is a timber decked patio and enclosed with picket fencing. To the rear is a small decked area located directly off the entrance hall.

Allocated Parking:

One allocated parking space located to the front of the house with further casuals visitors spaces available.



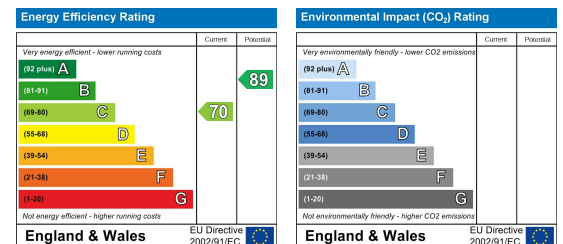
Floor Plan



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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