

shepherds

A better home
moving experience



4 Lance House

Hertford, SG13 7EN

Price Guide £210,000



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Communal Entrance:

With stairs leading to first floor and private front door into:

Entrance Hall:

Storage cupboard and doors to:

Lounge/Diner:

17'9 x 17'1 (5.41m x 5.21m)

Dual aspect UPVC double glazed window to side and to the rear with far reaching views over the Meads, two radiators, coving and door into:

Kitchen:

9'9 x 6'0 (2.97m x 1.83m)

UPVC double glazed window to rear with views over the Meads, tiled flooring, fitted with a range of base and wall units with roll edge work surfaces over incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap, appliance space for fridge freezer, washing machine, built in electric oven with separate electric hob and extractor hood over, wall mounted combination gas boiler.

Bedroom:

12'2 x 9'10 (3.71m x 3.00m)

UPVC double glazed window to front, radiator, coving and recessed double wardrobe.

Bathroom:

5'5 x 5'5 (1.65m x 1.65m)

Opaque window to side, coving, tiled flooring and walls, radiator, low level WC, pedestal wash hand basin, wood panel enclosed bath with mixer shower over and glass screen.

Allocated Parking:

Allocated parking space for one car located directly to the rear of the building.

Tenure:

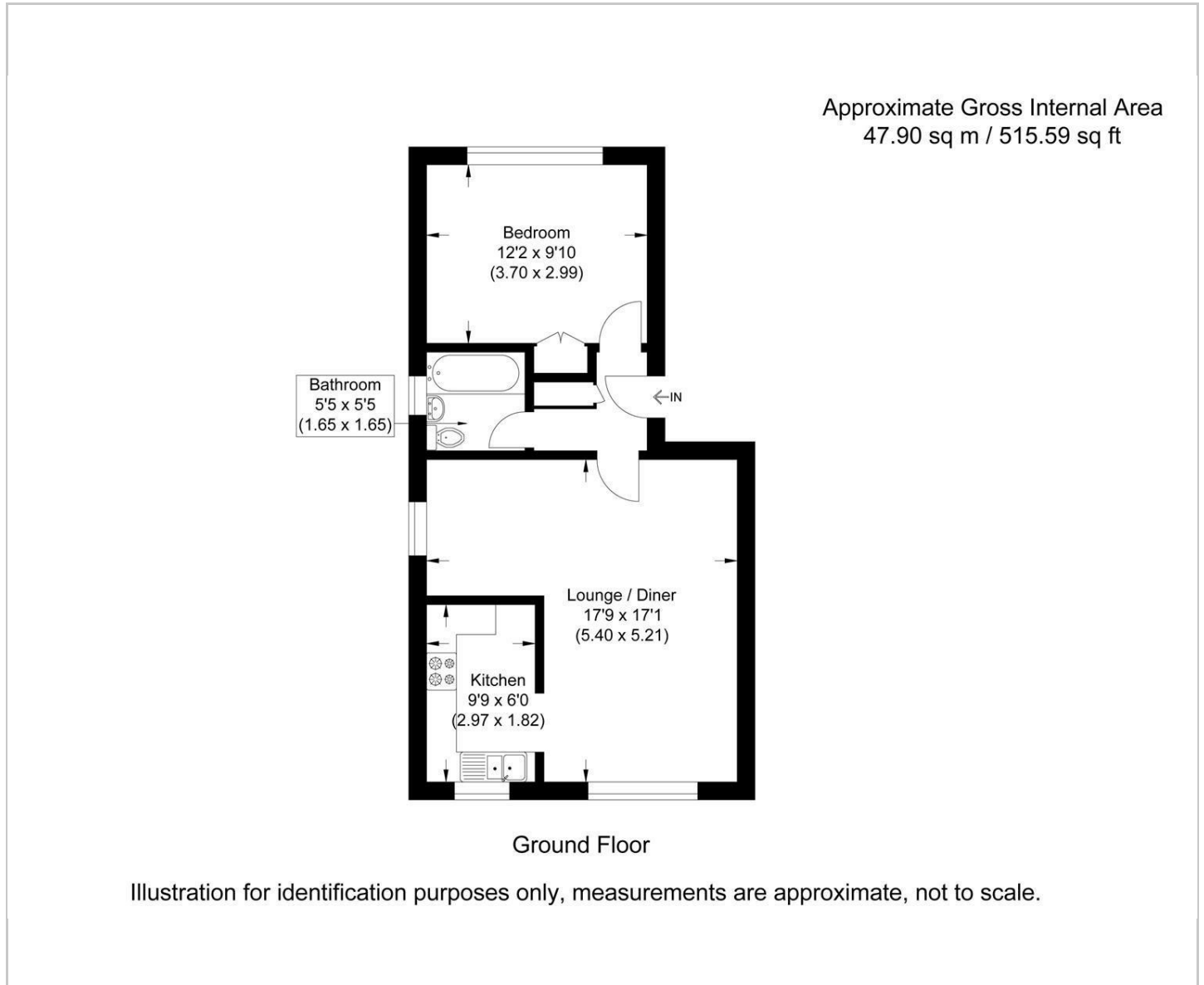
Leasehold - 143 years remaining.

Service Charge - £360 per annum

Ground Rent - £10 per annum



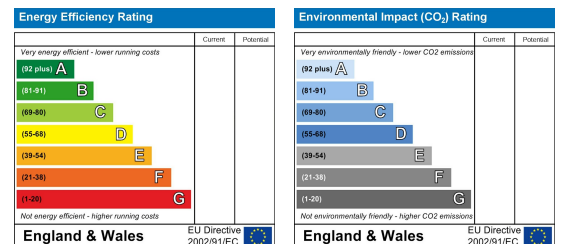
Floor Plan



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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