



27 Warren Terrace

Bengeo, SG14 3JE

Price Guide £330,000



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Front door into:

Entrance Lobby:

Stairs leading to first floor to:

First Floor Landing:

UPVC double glazed window to side, radiator, access to loft space and doors to:

Kitchen:

10'1" x 9'0" (3.07 x 2.74)

UPVC double glazed window to side, wall mounted gas boiler, radiator, fitted with a range of modern base and wall cupboards with contrasting roll edge work surfaces over incorporating one and a half bowl stainless steel single drainer sink unit with mixer tap, tiled splash backs, appliance space for fridge freezer and washing machine with plumbing provided, built in electric oven with separate ceramic hob and extractor.

Lounge/Diner:

15'0" x 10'6" (4.57 x 3.20)

UPVC double glazed window to rear, radiator.

Bedroom 1:

13'8" x 9'9" (4.17 x 2.97)

UPVC double glazed window to front and radiator.

Bedroom 2:

9'9" x 8'9" (2.97 x 2.67)

UPVC double glazed window to front, radiator.

Bathroom:

6'4" x 5'7" (1.93 x 1.70)

Opaque UPVC double glazed window to side, extensively tiled walls, low level WC, pedestal wash hand basin with mixer tap, panel enclosed bath with

mixer tap and separate wall mounted mixer shower over and glass screen, heated towel rail.

Rear Garden:

Approx 30'0" x 30'0" (Approx 9.14 x 9.14)

Private garden located to the rear of the building which is laid to lawn and hedged borders and enclosed by panel fencing, raised timber decking with access to:

Garage En-Bloc:

Single garage arranged en-bloc near by with up and over door.

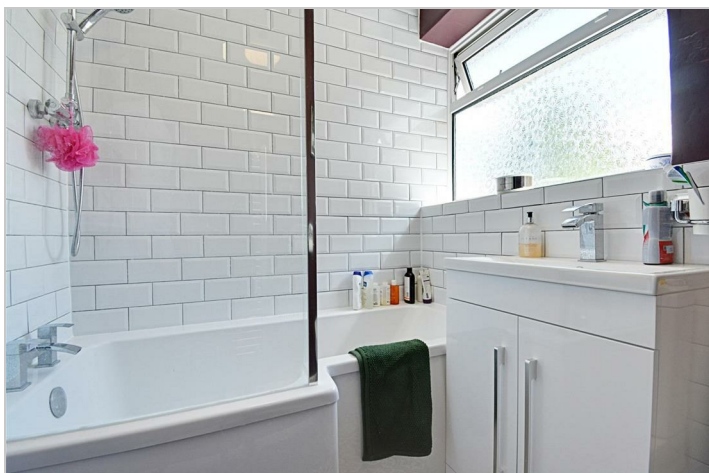
Tenure:

Share of Freehold- Lease 999 years from 1961

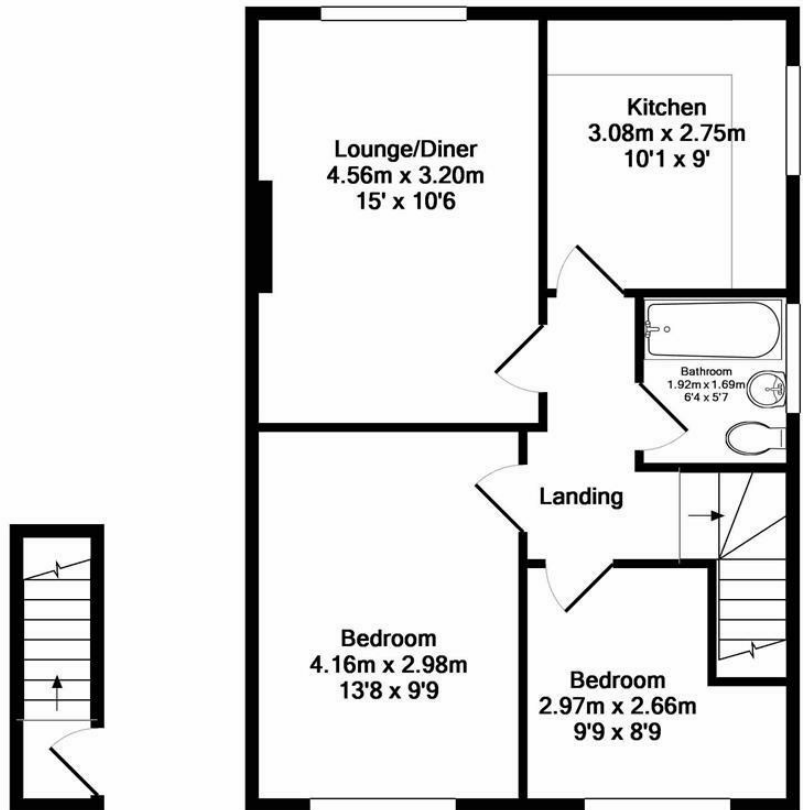
Ground rent: TBC

Council Tax Band:

East Herts District Council band C



Floor Plan



Ground floor
Approx. Floor
Area 2.7 Sq.M.
(29 Sq.Ft.)

1st floor
Approx. Floor
Area 51.6 Sq.M.
(555 Sq.Ft.)

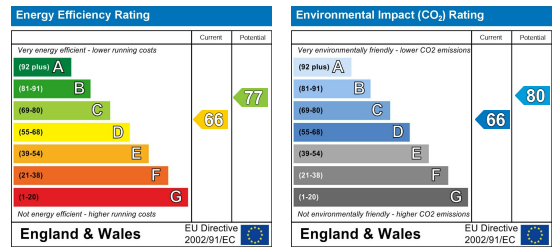
Total Approx. Floor Area 54.3 Sq.M. (584 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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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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