

shepherds  
A better home  
moving experience



104 Port Vale  
Hertford, SG14 3AF

Price Guide £400,000



## 104 Port Vale

Hertford, SG14 3AF

Nestled in a peaceful and popular backwater position, this two-bedroom Victorian terraced cottage offers an exceptional opportunity to create your dream home. Requiring modernisation, this property is a blank canvas located just a stone's throw from Hertford North rail station, making it perfect for those who value both tranquillity and convenience.

The ground floor comprises a cosy living area, leading to a functional kitchen space. The ground floor bathroom is conveniently situated, offering practicality and scope, with two bedrooms upstairs.

Outside, the cottage boasts quaint courtyard gardens, perfect for enjoying a morning coffee or evening relaxation. The outdoor space provides a serene retreat from the hustle and bustle of daily life.

This property's prime location ensures you're never far from essential amenities. Hertford North rail station is within easy walking distance, offering regular services to London, while the vibrant town centre is just a short stroll away. Here, you'll find an array of shops, restaurants, and cafes, catering to all your lifestyle needs.

Don't miss this rare opportunity to transform a charming Victorian cottage into your perfect home.





**Living Room:**  
11'11 x 11'5 (3.63m x 3.48m)

**Kitchen:**  
11'11 x 8'11 (3.63m x 2.72m)

**Rear Lobby:**

**Bathroom:**  
6'5 x 6'4 (1.96m x 1.93m)

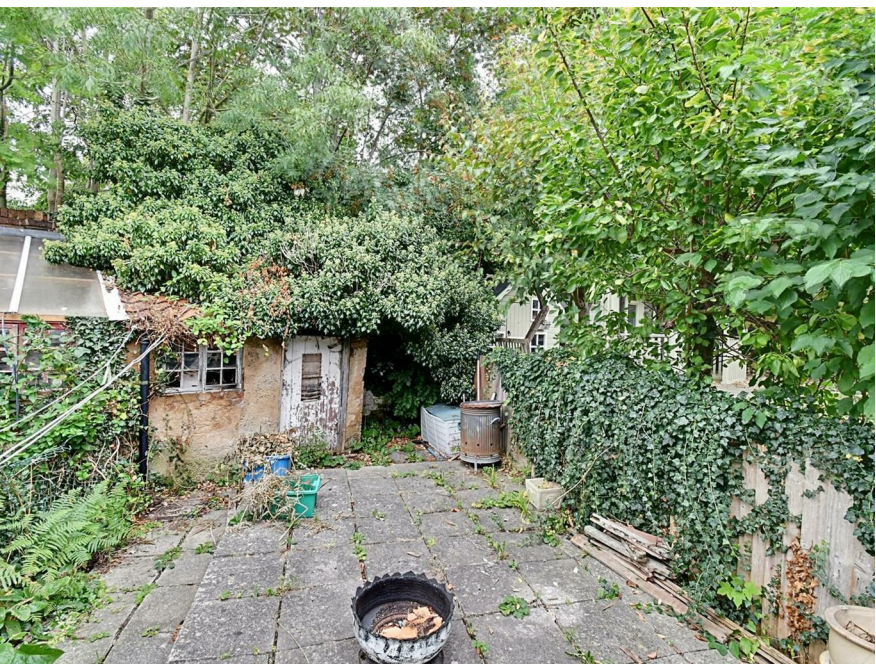
**First Floor:**

**Bedroom One:**  
11'11 x 9'0 (3.63m x 2.74m)

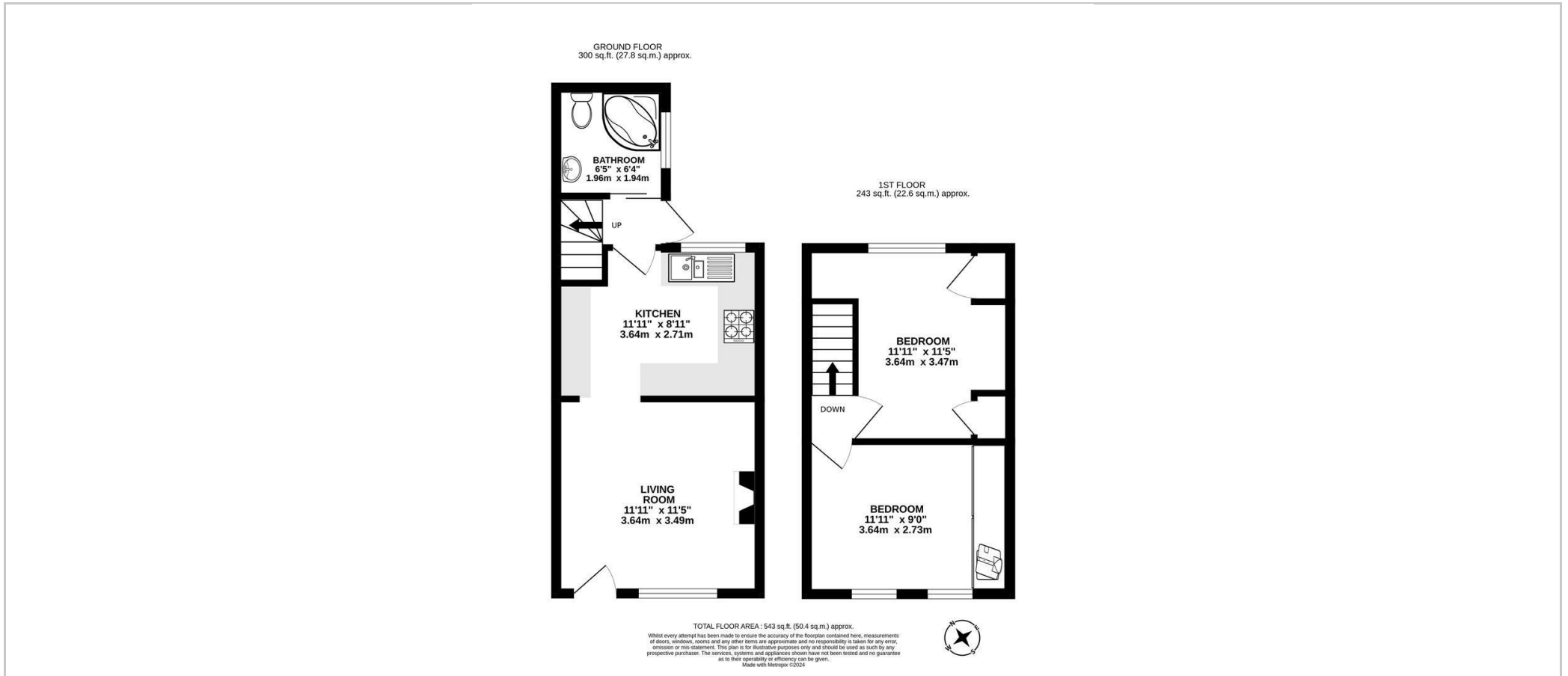
**Bedroom Two:**  
11'11 x 11'5 (3.63m x 3.48m)

**Rear Garden:**

- Scope for Improvement
- Two Bedrooms
- Living Room
- Kitchen
- Ground Floor Bathroom
- Peaceful Conservation Area
- Gas Central Heating
- Close to Hertford North Rail Station
- Convenient for Town Centre
- Rear Garden Hard landscaped 40'



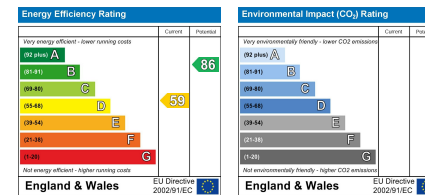
# Floor Plan



## 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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Riverside House, 6 Millbridge, Hertford, SG14 1PY  
Tel: 01992 551955 Email: enquiries@shepherdsfhertford.co.uk