

shepherds
A better home
moving experience



23 The Springs
Hertford, SG13 7DR

Price Guide £210,000



23 The Springs

Hertford, SG13 7DR

OFFERED CHAIN FREE with EXTENDED LEASE! Discover this delightful one-bedroom ground floor flat, perfectly positioned within a popular purpose-built development on the east side of town. This property presents a superb opportunity for both first-time buyers and investors alike. Step inside to find a contemporary open-plan living arrangement, featuring a spacious 20' living room that seamlessly flows into the modern kitchen area. The bedroom is thoughtfully designed with a recessed double wardrobe, providing ample storage space and with a white suite bathroom.

Outside, you'll appreciate the convenience of allocated parking for one car, making daily commutes and errands a breeze. Additionally, residents can enjoy the communal garden area to the rear, offering a peaceful retreat for relaxation and socialising.

With its excellent location and well-designed layout, this flat is an ideal choice for those looking to step onto the property ladder or expand their investment portfolio. Don't miss out on this fantastic opportunity.

Ground Floor:

Entrance Hall:

Living Room/Kitchen Area:
20'4 x 11'10 (6.20m x 3.61m)

Bedroom:
10'10 x 7'9 (3.30m x 2.36m)

Bathroom:

Allocated Parking:

Tenure Leasehold:



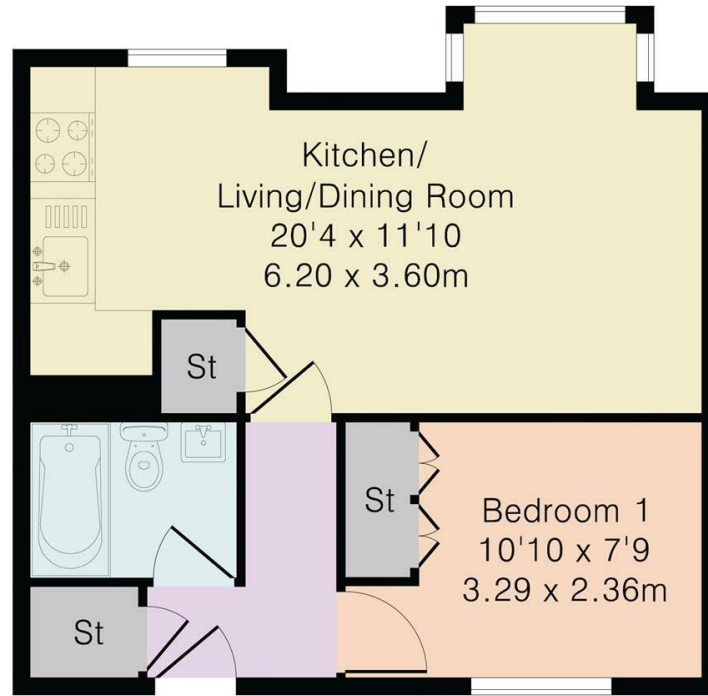


- One bedroom ground floor flat
- CHAIN FREE
- Open plan 20' living room/kitchen
- Allocated parking
- Communal garden to rear
- Located on the east side of Hertford
- Bedroom with recessed wardrobe



Floor Plan

Approximate Gross Internal Area 373 sq ft – 35 sq m

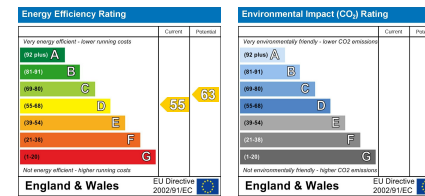


Ground Floor

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