



23 The Springs
Hertford, SG13 7DR

Price Guide £200,000



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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:

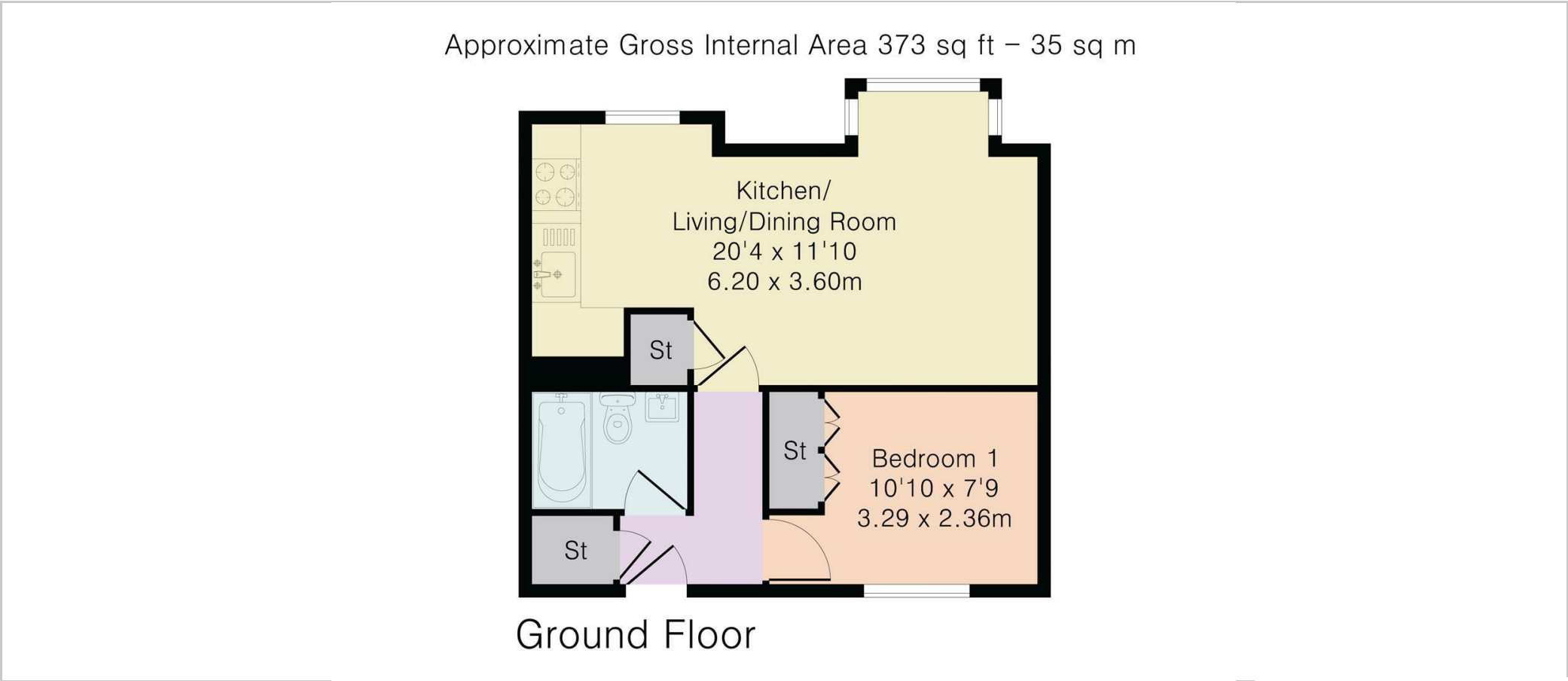




- One bedroom ground floor flat
- CHAIN FREE
- Open plan 20' living room/kitchen
- Allocated parking
- Communal garden to rear
- Located on the east side of Hertford
- Bedroom with recessed wardrobe
- Vendor extending lease to 99 years
- Location Via What 3 Words: poppy.pump.zips



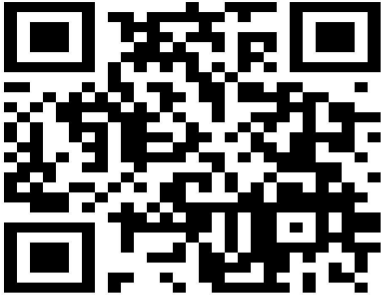
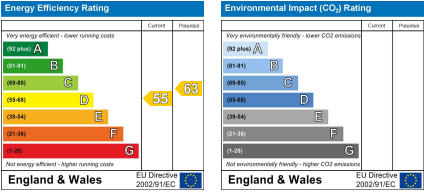
Floor Plan



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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