



Sele Road ,Hertford, Herts, SG14 1NQ

Price Guide £50,000



Sele Road, Hertford, Herts, SG14 1NQ

DESCRIPTION

"FULL & FINAL OFFERS" to be received at our offices by 12.00pm Monday 15th September. Situated in the charming Market town of Hertford, this potential development site on Sele Road presents a unique opportunity for investors and developers alike subject to planning permission.

This is a small area of land of around 0.02 Ha approximately (2100 square feet) and currently vacant. It is situated between housing and allotments owned by the Town Council. There is a Deed in favour of the allotments allowing a right of way and parking for 2 vehicles.

Hertford is known for its rich history and vibrant community, making it an attractive area for potential residential. The sites location benefits from excellent transport links, ensuring easy access to nearby towns and cities, as well as local amenities that cater to everyday needs.





Viewings

Please contact stansteadabbotts@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE - N/A

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.