



9 Chauncy Court, Hertford, SG14 1DU
Offers In The Region Of £140,000



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**** PRICED TO SELL ** / ** MOTIVATED VENDORS ** / **CHAIN FREE** / **MUST BE VIEWED**.**

Welcome to Chauncy Court in the charming town of Hertford! This delightful property boasts a cosy flat with a period charm that is sure to captivate your heart. With one reception room, one bedroom, and one bathroom, this home offers a perfect blend of comfort and convenience.

Step inside this lovely abode and be greeted by 624 sq ft of well-designed living space. The period features add character and warmth to the property, creating a unique and inviting atmosphere that you'll love coming home to.

Located in a sought-after area, Chauncy Court offers not just a home, but a lifestyle. Whether you're looking for a peaceful retreat or a vibrant community, this property caters to all your needs. With its convenient layout and prime location, this flat is ideal for individuals or couples looking to settle down in style.

Don't miss out on the opportunity to make this charming flat your own. Contact us today to arrange a viewing and take the first step towards calling Chauncy Court your new home.



Main Entrance

Sucure door entry system

Entrance Hall

Doors to; Bathroom , Bedroom and living room. LARGE double door storage cupboard

Living Room Diner 17'2 x 12'10 (5.23m x 3.91m)

FANTASTIC ROOM. 9'9 high ceilings, with full height window overlooking the garden. You will love how bright and spacious this room is. The PERFECT room for entertaining your guests. With electric convector style radiators. Door to kitchen

Kitchen Breakfast Room 11'2 x 10'10 (3.40m x 3.30m)

Full height window to rear aspect, range of wall and base units, rolled worktop surface, stainless steel sink drainer with mixer tap, integrated hob, electric oven, extractor above, space for washing machine and fridge freezer.

Bedroom 16'3 x 11'6 (4.95m x 3.51m)

GREAT SIZE bedroom with DOUBLE mirror fronted slide doors wardrobes. This unit is built in to one wall. Full height window to rear aspect over looking private garden

Shower Room

Single shower cubicle with electric shower, pedestal hand wash basin with pillar taps, closed couple w/c, electric heated towel rail.

Parking

Several garden spaces for residents only. These are maintained by professional gardeners

Owners Lounge

A large BRIGHT room with mezzanine is available for residents use and offers various activities

Communal Areas

Residential parking permit

CHESHUNT ESTATE AGENT



FIRE EXIT
↓



FIRST FLOOR
651 sq.ft. (60.4 sq.m.) approx.

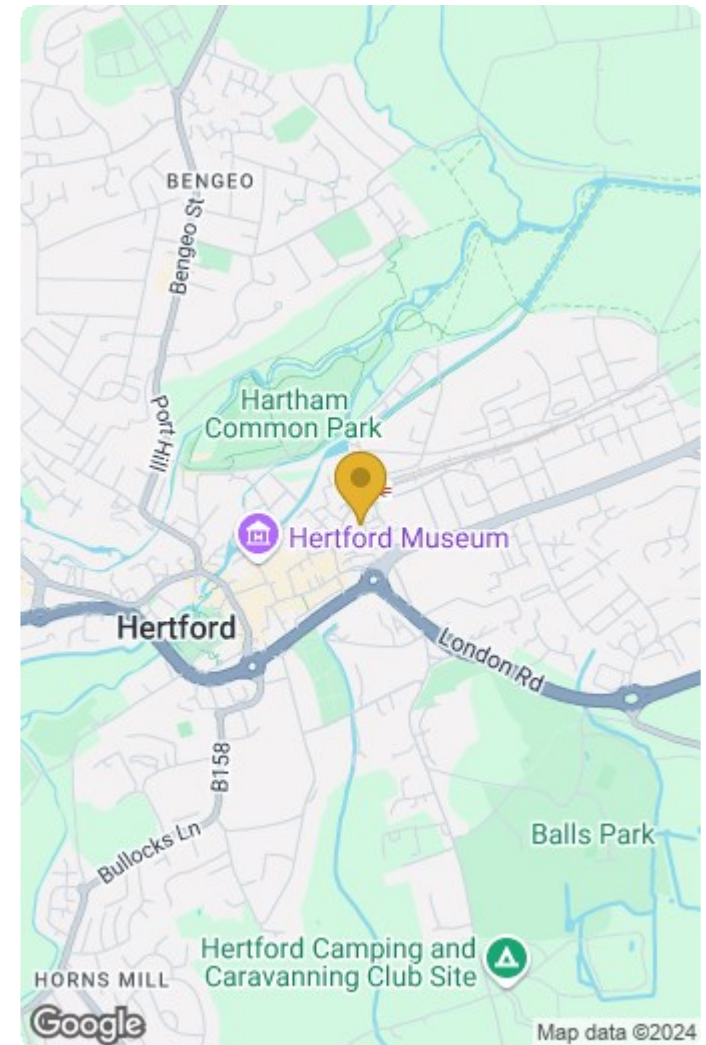


TOTAL FLOOR AREA : 651 sq.ft. (60.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	