



67 West Street, Hertford, SG13 8EZ
Guide Price £425,000



67 West Street, Hertford, SG13 8EZ

This Victorian terraced property situated just outside Hertford town centre and must be viewed at your earliest convenience. In need of modernisation this two bedroom house has heaps of potential, versatility and has the potential to extend into a three bedroom STPP. The accommodation is situated over two floors and benefits from lounge / diner, kitchen, downstairs WC whilst upstairs has two double bedrooms and family bathroom.

Located on West Street the potential buyer has access to all of Hertford's amenities and transport links and the option of a quick purchase as the property is offered Chain Free.



Living Room 11'6 x 12'11 (3.51m x 3.94m)

Dining Room 11'11 x 13'10 (3.63m x 4.22m)

Kitchen

First Floor

Bedroom 11'6 x 13 (3.51m x 3.96m)

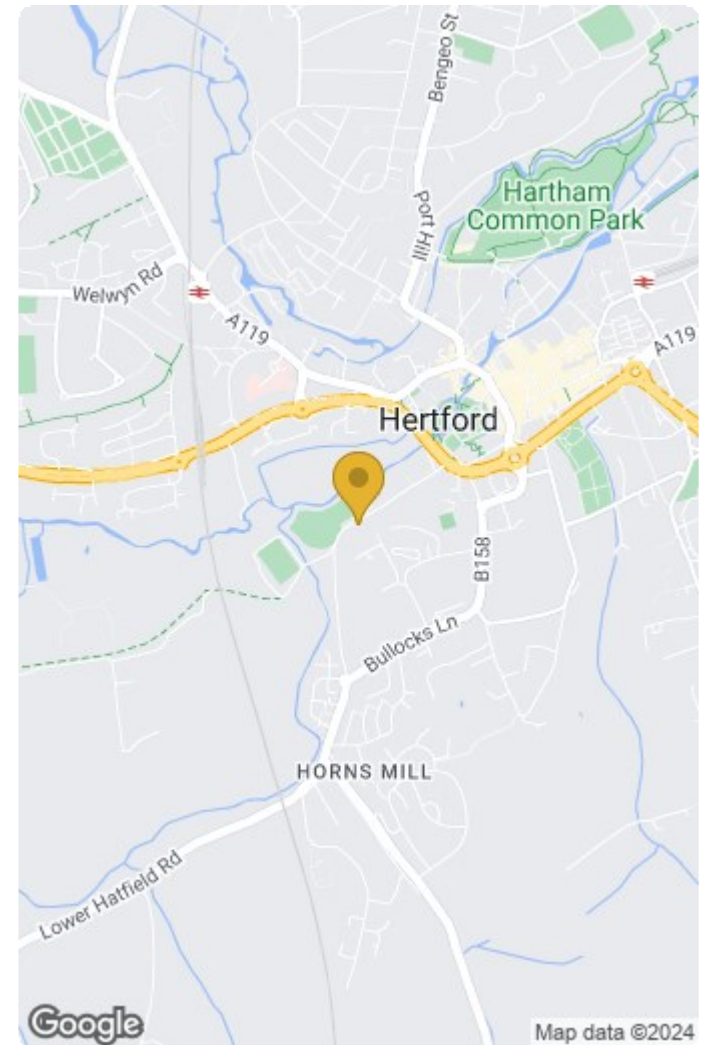
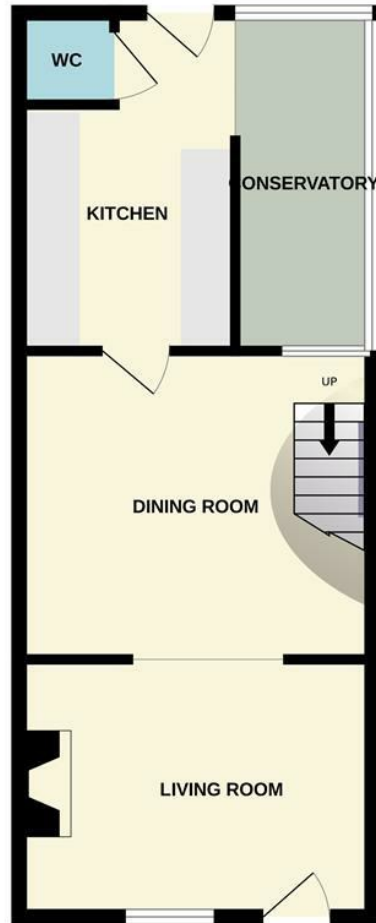
Bedroom 11'11 x 10'8 (3.63m x 3.25m)





GROUND FLOOR

1ST FLOOR



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.
Made with Metropix ©2024

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			
(81-91) 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		

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		

2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

