



SIMPLY HOMES

West Street
Hertford SG13 8EZ

Price Guide £435,000



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Chain Free - A charming two-bedroom terrace house requiring modernisation throughout situated in this historical and highly sought after location on the west side of Hertford.

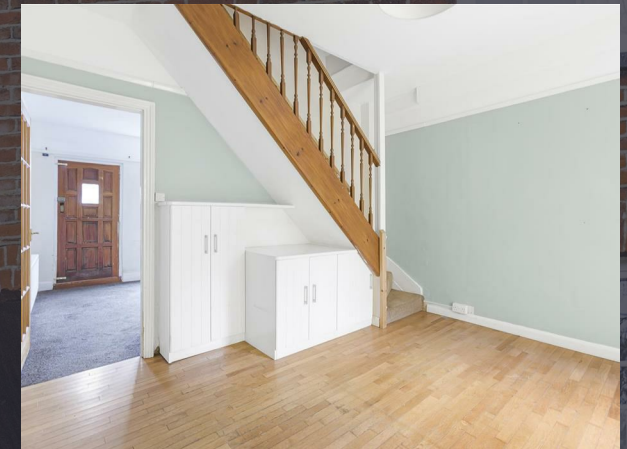
The ground floor comprises of two reception rooms of good proportion, a fitted kitchen and cloakroom/WC.

To the first floor landing, there are two large double bedrooms with the larger front aspect bedroom featuring built-in wardrobes. The two bedrooms are served by a sizeable family bathroom with corner tub, integrated vanity units and basin.

Internally the home offers a superb amount of potential to improve, extend and importantly add value - Subject to the relevant planning permissions.

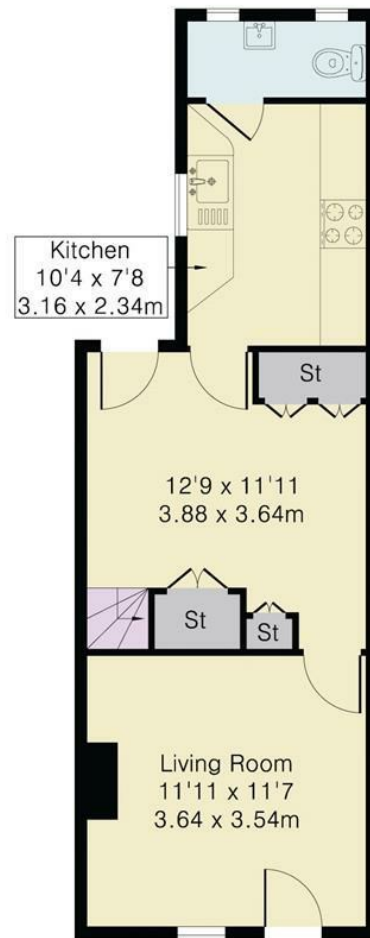
Externally the property also benefits from a mature and southerly aspect approximately 95' ft garden to rear with a useful garden shed. Returning to the front of the property is the homes front garden.

West Street is a beautiful mature street in Hertford, just a short walk to the various transport links, an abundance of shops, bars and restaurants within central Hertford. Both Hertford North and East stations are equidistant, approximately a 15 minute walk away. Hartham Common and the River Lea are also just a short walk away.





Approximate Gross Internal Area 792 sq ft – 73 sq m
Ground Floor Area 402 sq ft – 37 sq m
First Floor Area 391 sq ft – 36 sq m



Ground Floor



First Floor





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