



2, Providence Place, Hertford

SG14 1EH

Offers In Excess Of £500,000



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Steven Oates





## 2 Providence Place, Railway Street, Hertford, Hertfordshire, SG14 1EH

**RARE FREEHOLD OPPORTUNITY** - A rare opportunity to purchase a modern freehold building in the heart of the town centre. The property comprises of a ground floor office and a large 3 bedroom maisonette with separate entrance and accommodation over the 1st and 2nd floors. There are 2 allocated parking spaces within the gated residential development to the rear.

The property is located within a prominent position in the heart of the town centre. Hertford town centre is a busy market town, which is currently undergoing a major regeneration of the Bircherley Green shopping centre, which is located directly opposite, which will further enhance footfall to the town. Both Hertford East and Hertford North mainline stations are within easy reach providing services to London's Liverpool Street, Moorgate and Kings Cross.

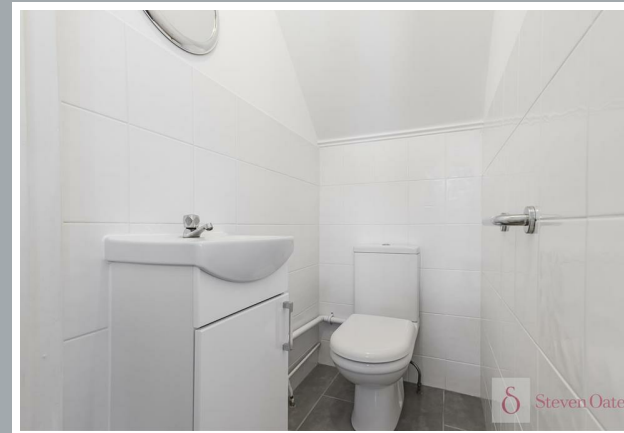
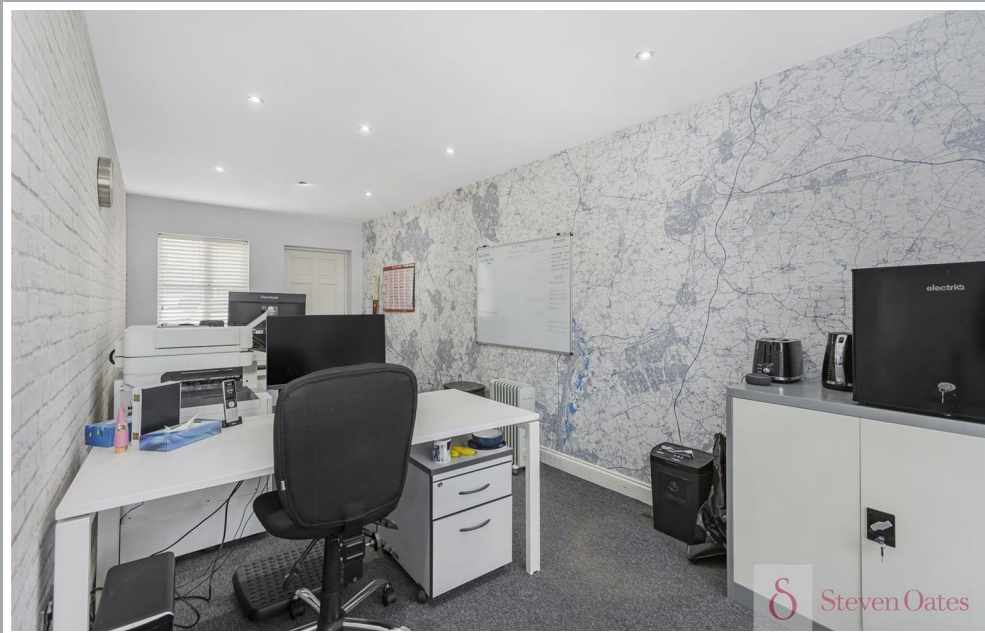
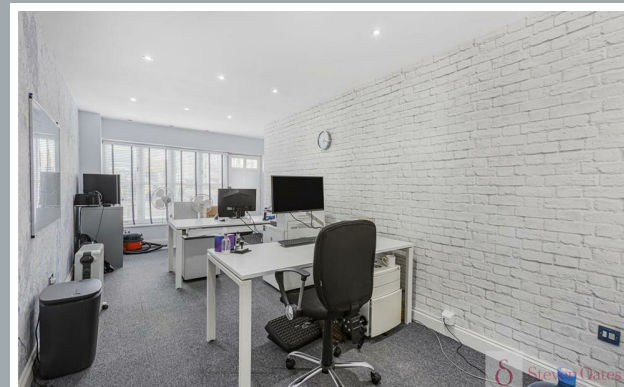


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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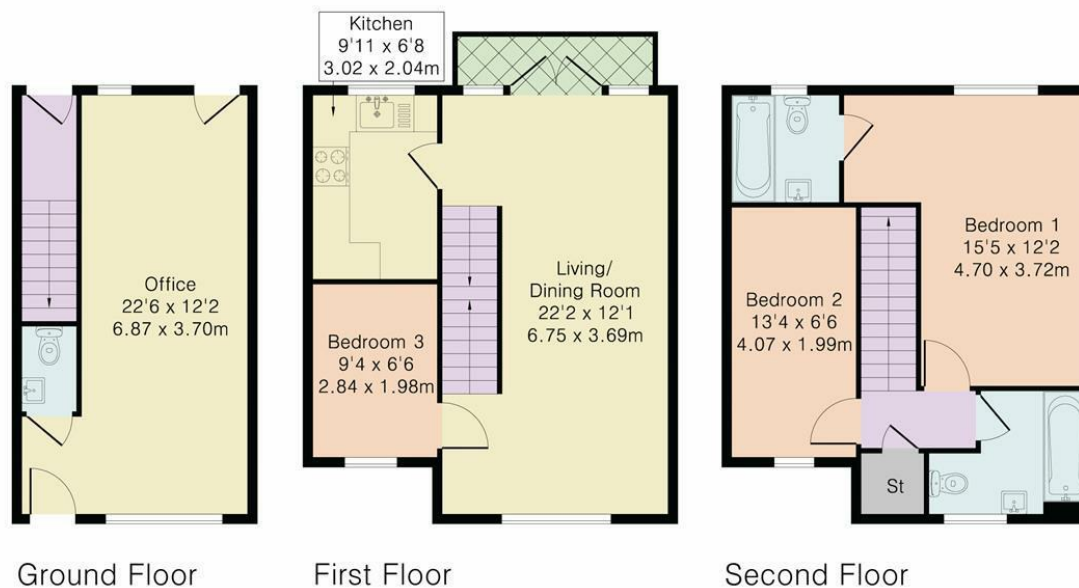


Approximate Gross Internal Area 1092 sq ft – 101 sq m

Ground Floor Area 274 sq ft – 25 sq m

First Floor Area 409 sq ft – 38 sq m

Second Floor Area 409 sq ft – 38 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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