



8, Purkiss Road, Hertford
SG13 8JA
£450,000



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8 Purkiss Road, Hertford, SG13 8JA

****CHAIN FREE**** Steven Oates are delighted to offer this spacious 3 bedroom semi detached family home, ideally located on the south side of Hertford offering convenient access to Hertford's favour SG13 schooling. The property benefits from two reception rooms, utility room, ground floor shower room and WC, 100ft mature rear garden, great scope for further extension (subject to the usual consents).

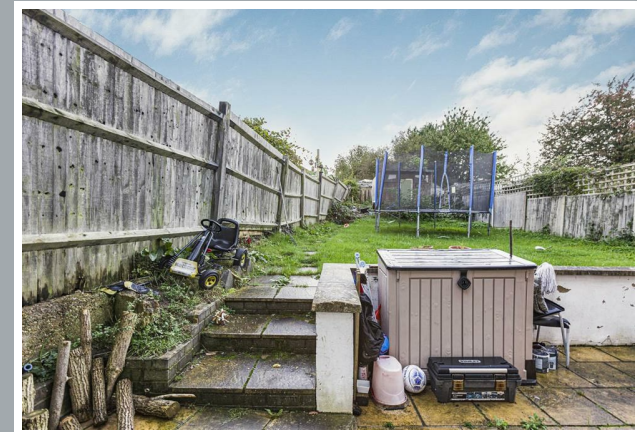
Hertford town centre is only just over 1 mile away and provides an excellent choice of shops, restaurants and coffee shops. Hertford also offers a choice of 2 mainline train stations, Hertford East (approx. 1.7 miles away) and Hertford North (approx. 2.0 miles away) both providing fast services to London & The City.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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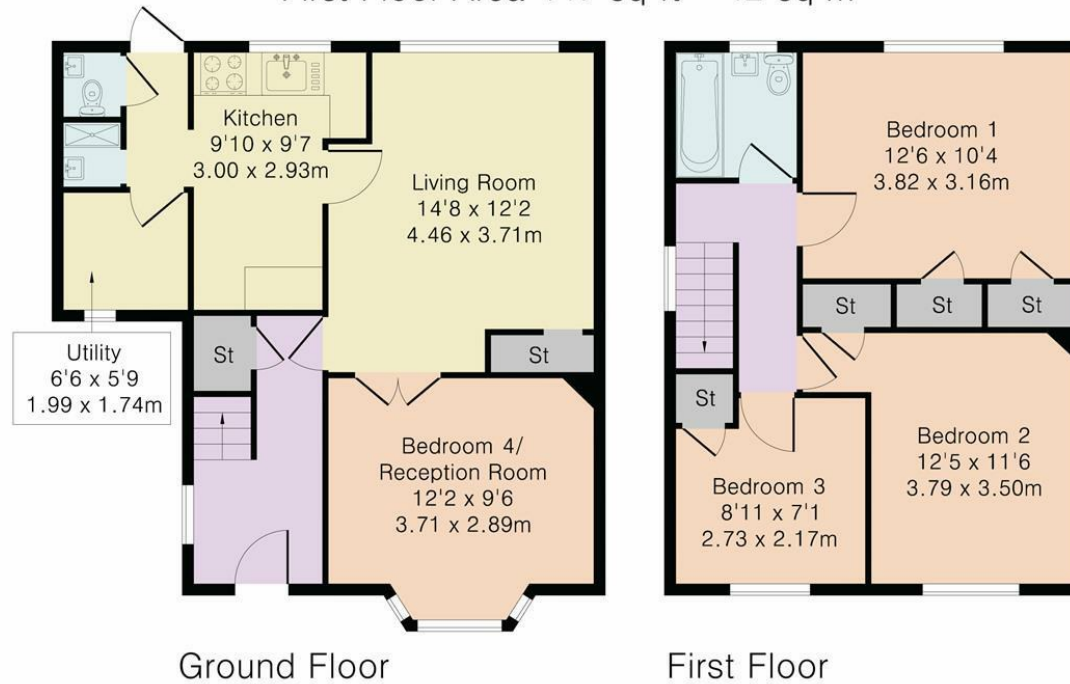


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Approximate Gross Internal Area 973 sq ft – 91 sq m
Ground Floor Area 526 sq ft – 49 sq m
First Floor Area 447 sq ft – 42 sq m



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 firms employment has the authority to make or give any representation or warranty in respect of the property.



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