



14, St. Johns Street, Hertford
SG14 1RX
Guide Price £500,000



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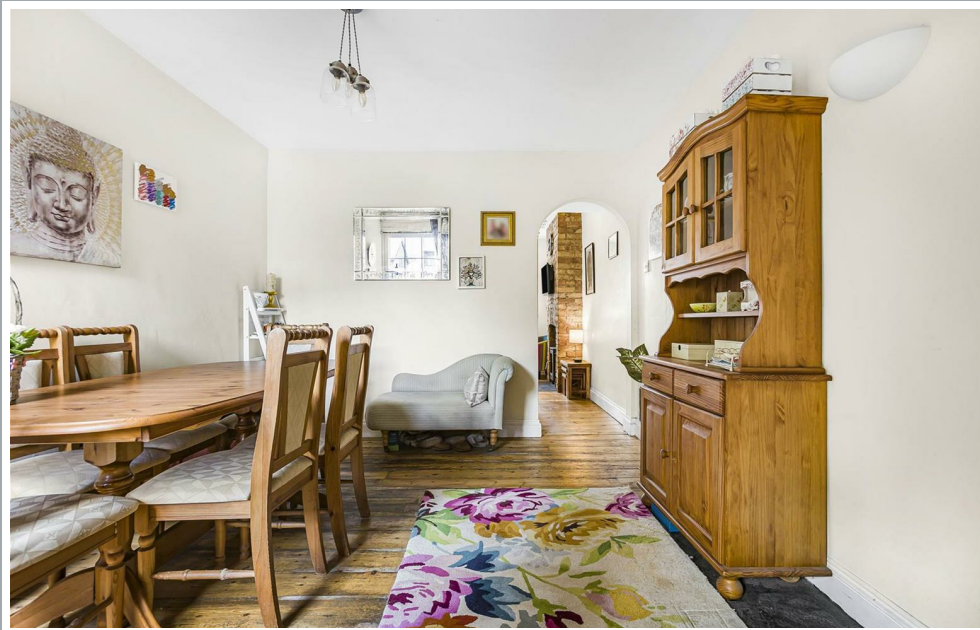
14 St. Johns Street, Hertford, Hertfordshire, SG14 1RX

****VENDOR SUITED**** Steven Oates are pleased to offer this charming two bedroom mid terrace cottage situated in a desirable location on the East Side of Hertford, convenient for the town centres multiple facilities. The property is over three levels and benefits from a porch, two separate reception rooms, basement which can be used as another bedroom / reception room, two double bedrooms, modern first floor bathroom, courtyard rear garden and residents on street permit parking.

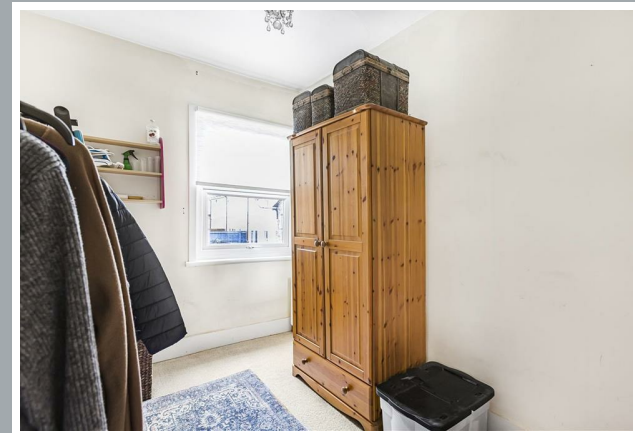
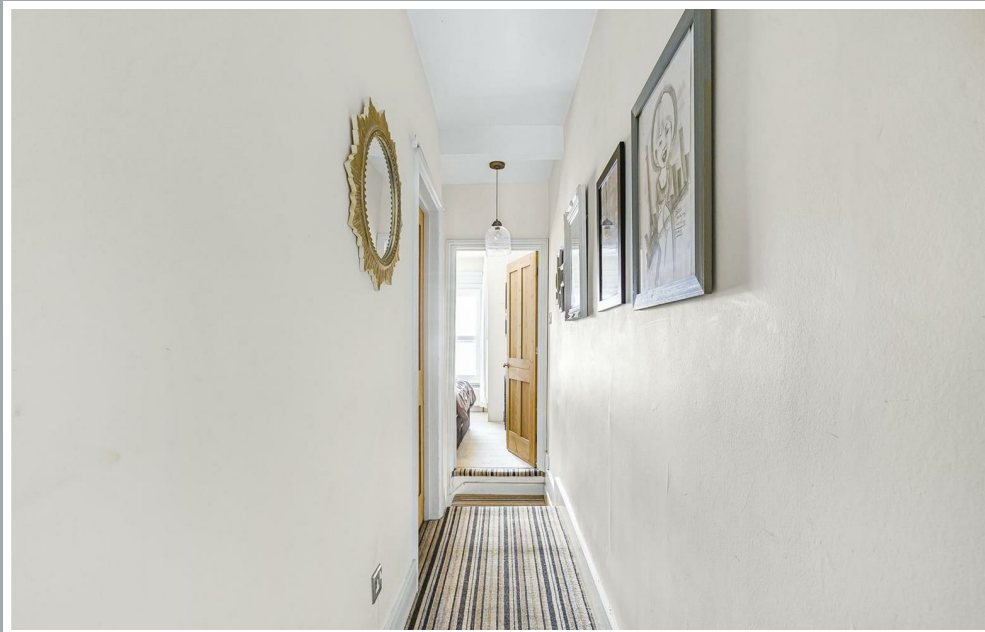
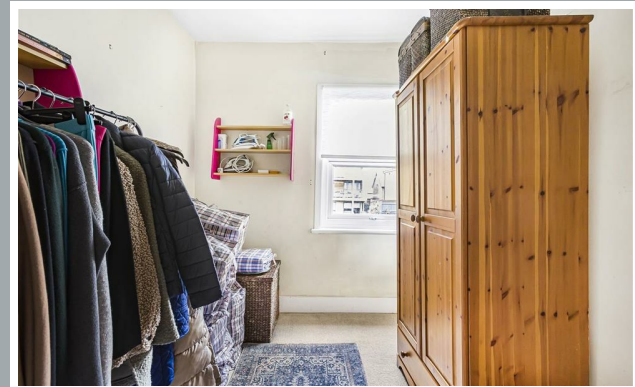
St Johns Street is only a short distance away from Hertford Town Centre which offers a wide range of restaurants, coffee shops, bars and much more. Hartham Common and the River Lea is less than a minute away which has a range of facilities available including the local leisure centre, Hartham grounds and woods, tennis courts and kayaking. Also close by is a superstore and a useful industrial park.



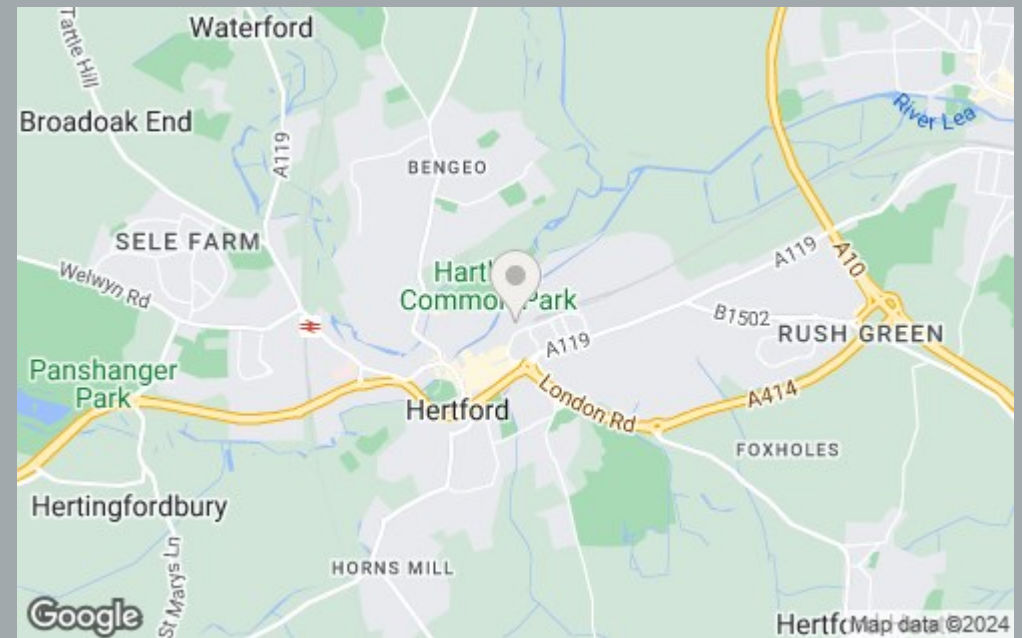
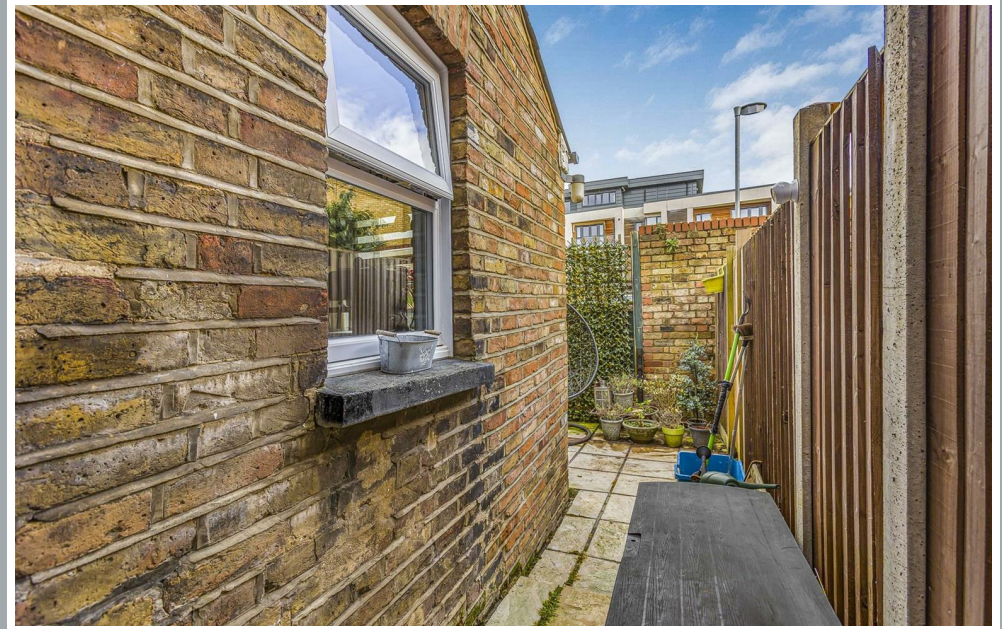
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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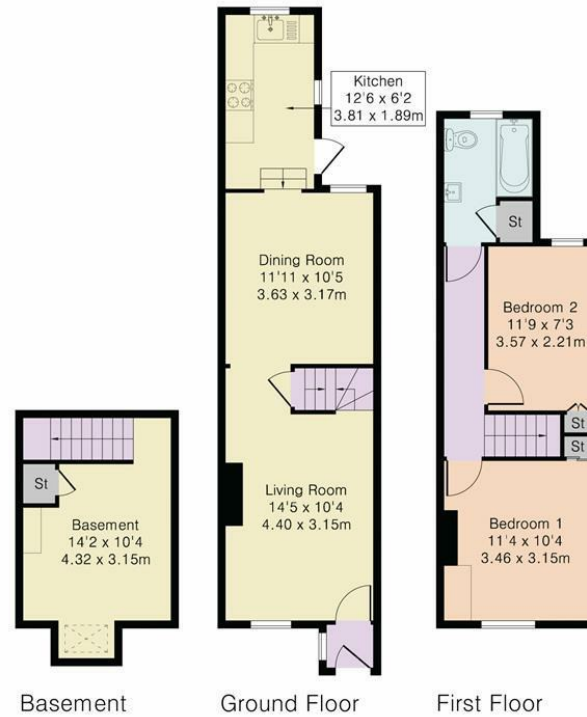


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Approximate Gross Internal Area 880 sq ft – 82 sq m
Basement Area 157 sq ft – 15 sq m
Ground Floor Area 397 sq ft – 37 sq m
First Floor Area 326 sq ft – 30 sq m



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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