

130, Bengoe Street, Bengoe

SG14 3EX

Guide Price £460,000



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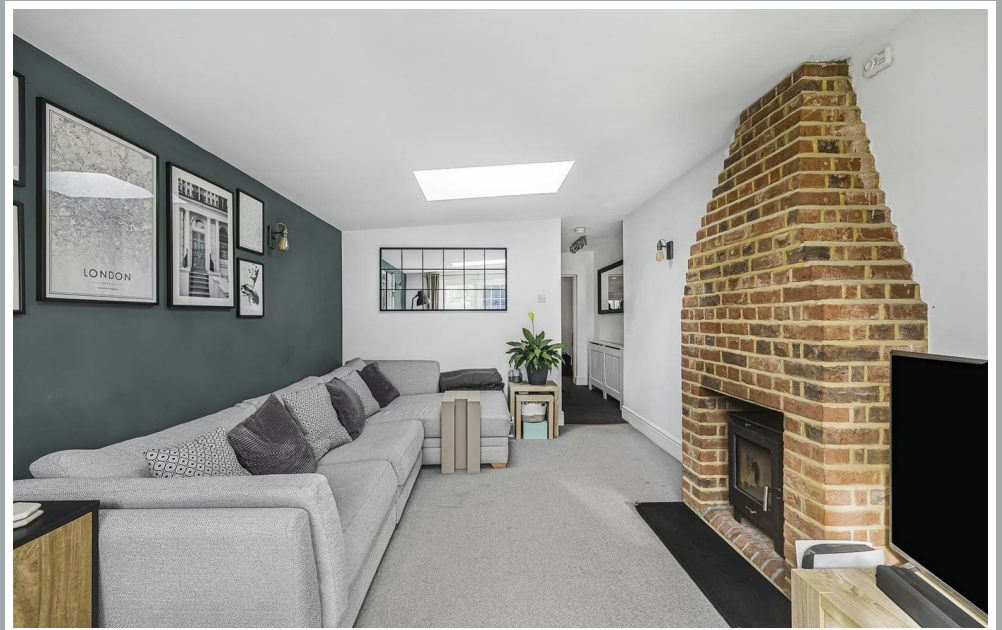
130 Bengoe Street, Bengoe, Hertfordshire, SG14 3EX

Steven Oates are delighted to offer this immaculately presented two bedroom mid terrace cottage situated in the heart of Bengoe, convenient for Hertford Town Centres multiple facilities. The property has been modernised throughout by the existing owner, arranged over two levels and has been extended on the ground floor. Benefits include; open plan kitchen / diner, ground floor modern bathroom, 16'8 lounge with direct access onto mature rear garden, two double bedrooms and first floor cloakroom. Internal viewing highly recommended.

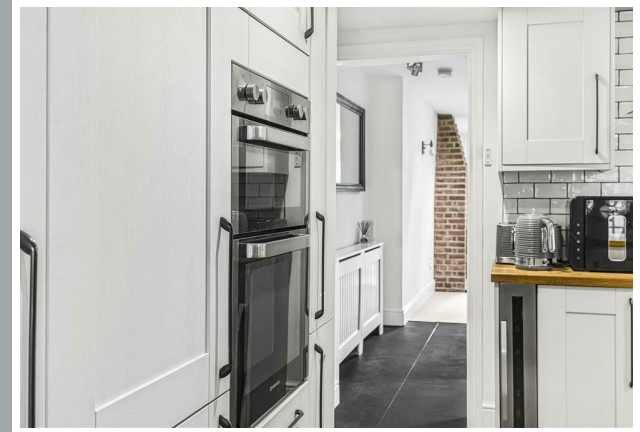
The property is located within the heart of leafy Bengoe, only 0.4 miles away from Hertford town centre. The excellent green space in Hartham Common is also close by, as are a choice of state and private schooling. For commuters, both Hertford East and Hertford North are within easy reach offering train services to London's Liverpool Street, Moorgate and Kings Cross. The exciting regeneration of Hertford town's riverside development is due for completion in 2024 and will provide new shops, along with riverside restaurants and bars. The redevelopment of Hertford theatre is due for completion in 2024 helping the town centre to enjoy a fresh buzz.



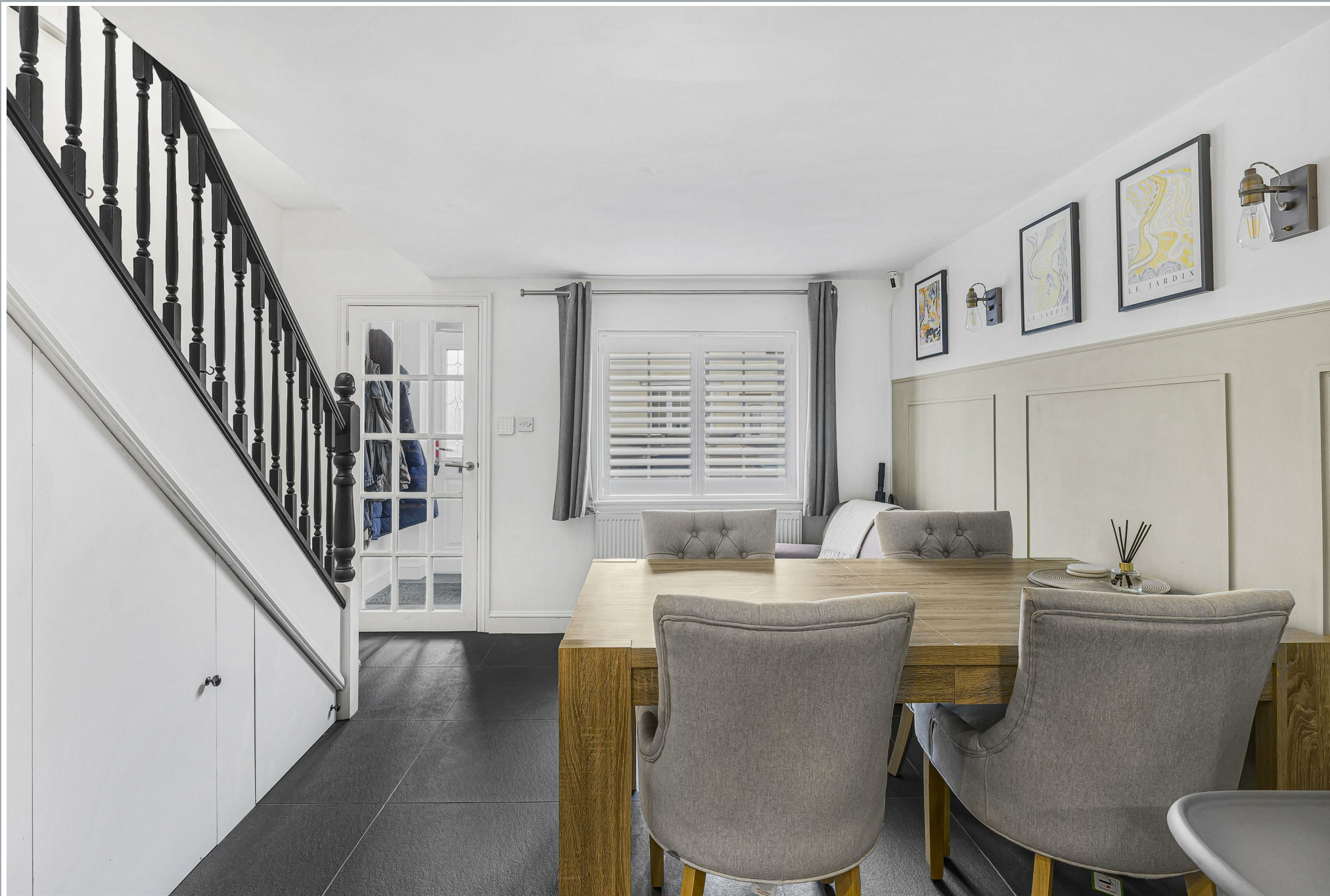
70 Fore Street, Hertford, Hertfordshire, SG14 1BY



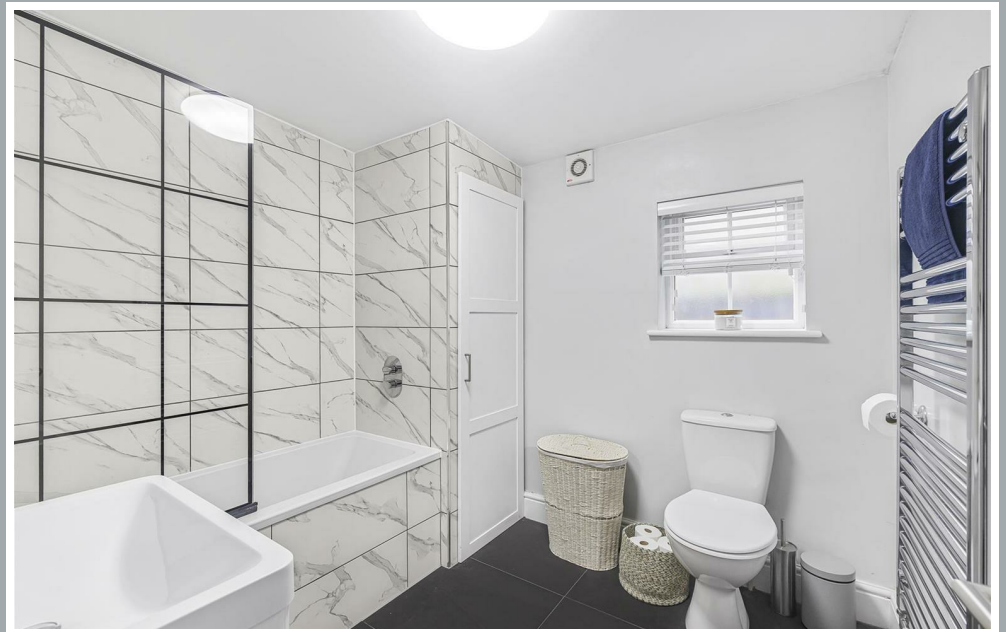
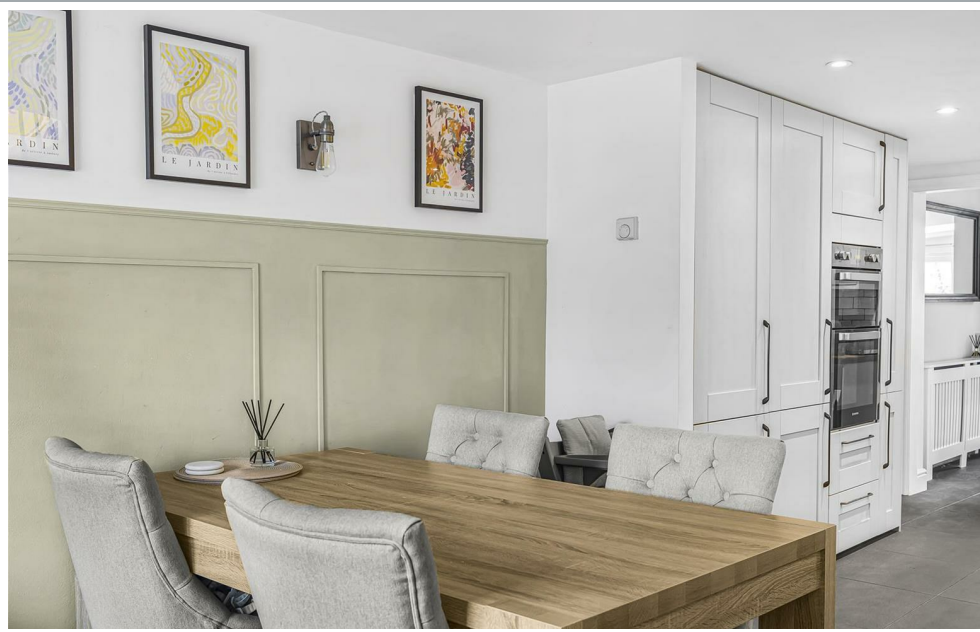
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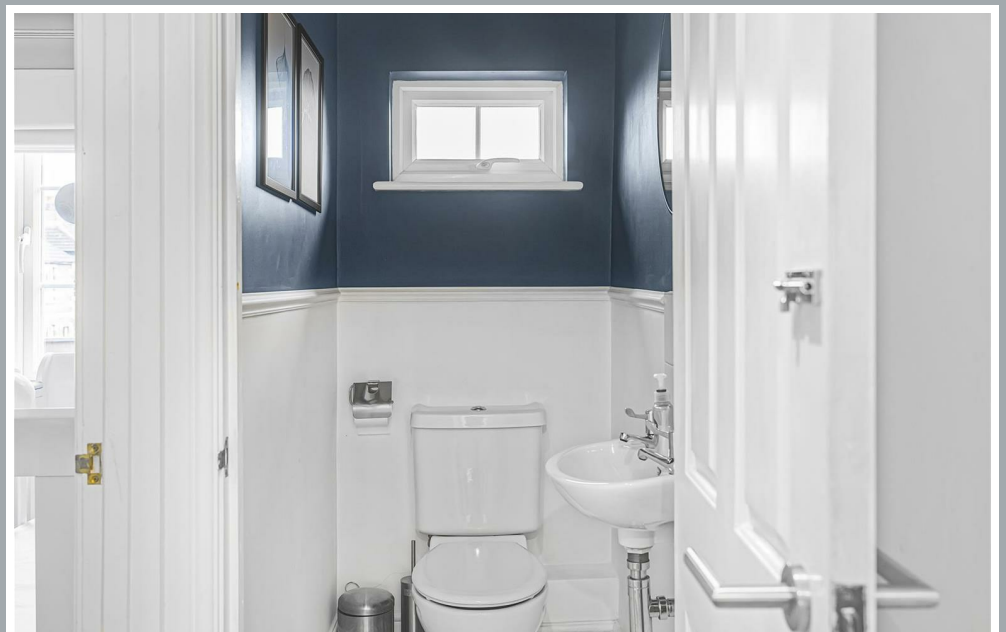
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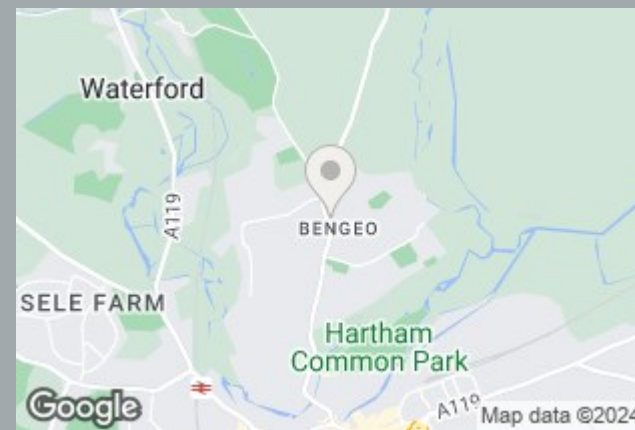
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Approximate Gross Internal Area 800 sq ft – 75 sq m
Ground Floor Area 536 sq ft – 50 sq m
First Floor Area 264 sq ft – 25 sq m



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.



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