



40, Cublands, Hertford  
SG13 7TS  
Guide Price £350,000



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## 40 Cublands, Hertford, SG13 7TS

Steven Oates are delighted to offer this 2 bedroom terraced home located within a popular residential road. The property has been well maintained by the existing owner and arranged over two floors. On the ground floor there is a spacious hallway, lounge / dining room and kitchen. On the first floor, there are two double bedrooms and modern family bathroom. Externally, there is off street parking, front garden and courtyard rear garden. Call now to view.

Located within a Foxholes cul de sac turning, the property is ideally situated for Hertford's favoured SG13 schooling. Hertford town centre is less than 2 miles away and provides an excellent choice of shops, coffee shops and restaurants along with two mainline train stations which serve London.

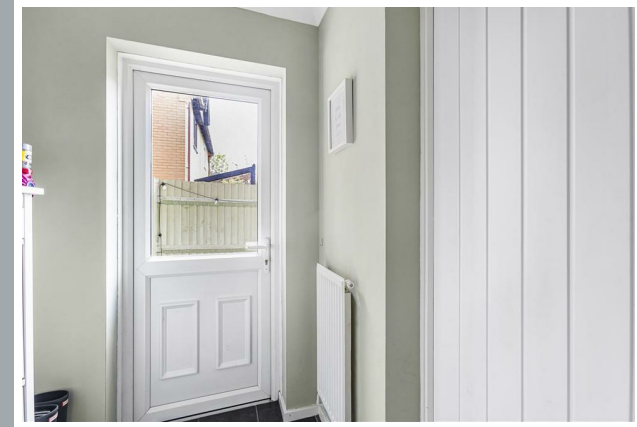


70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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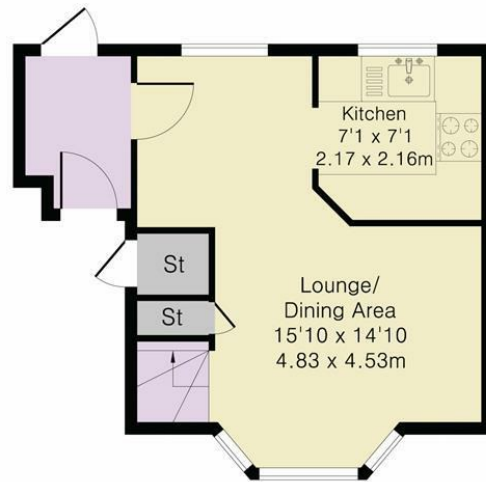
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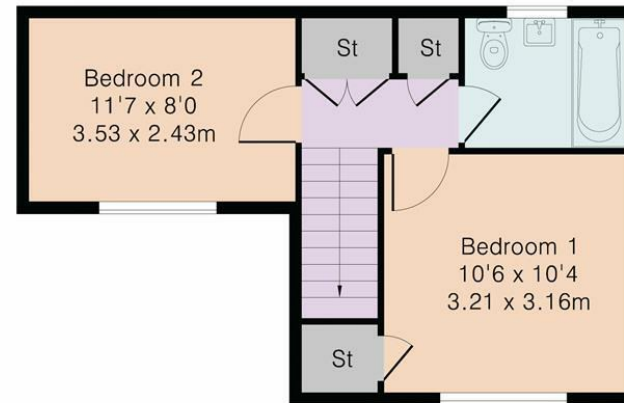


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Approximate Gross Internal Area 605 sq ft – 56 sq m  
Ground Floor Area 281 sq ft – 26 sq m  
First Floor Area 324 sq ft – 30 sq m



Ground Floor



First Floor



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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