



1, George Street, Hertford

SG14 3AD

Guide Price £415,000



[stevenoates.com](https://www.stevenoates.com)



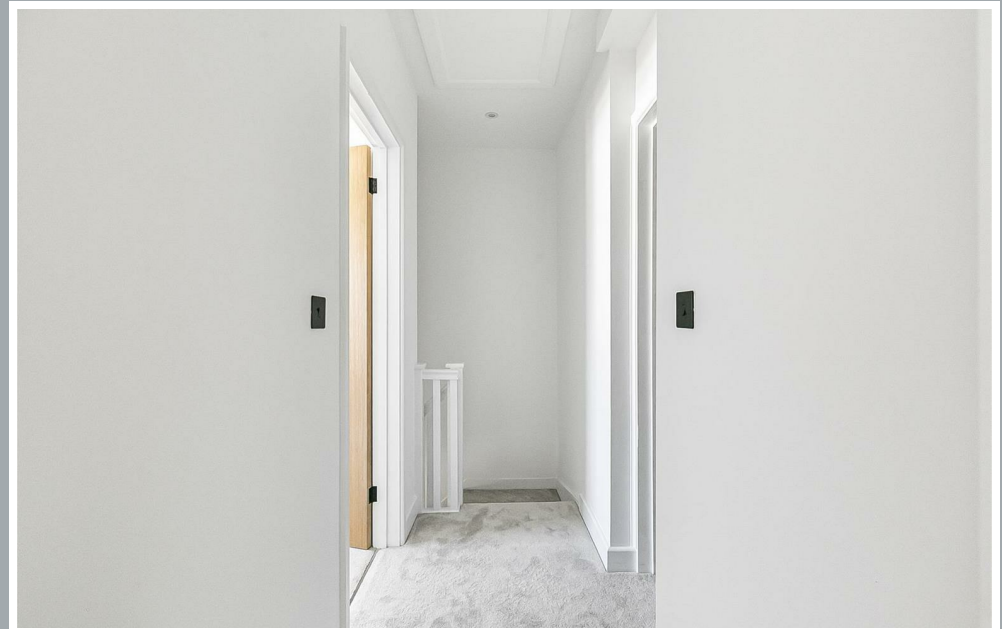
1 George Street, Hertford, Herts, SG14 3AD

****KEYS HELD - CHAIN FREE**** Steven Oates are delighted to offer this recently remodelled two bedroom house situated in a desirable location, convenient for Hertford Towns multiple facilities, parks and rail links into London. The house was converted from a Victorian pub called the 'Two Brewers' and has been refurbished to a high specification throughout. Arranged over two levels, the property benefits from new double glazed sash windows, new gas central heating system and electrics, modern kitchen, en-suite and dressing area to master bedroom and family shower room. This house would be ideal for a first time buyer or a client downsizing.

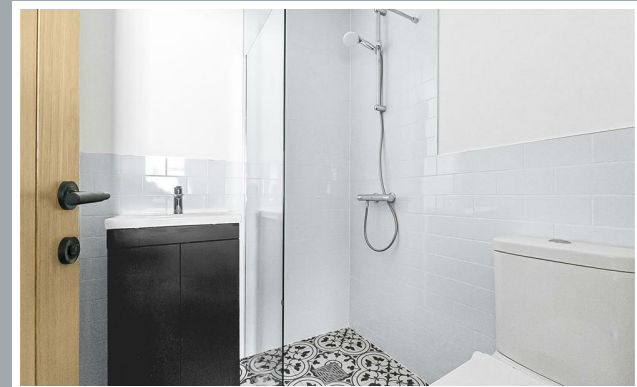
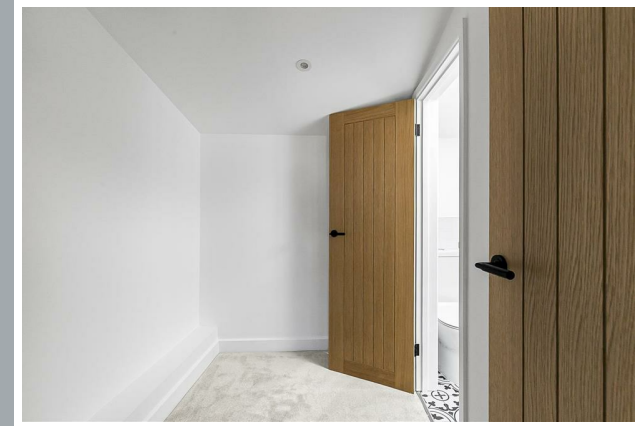
The property is located within a quiet residential area in the heart of Hertford, almost opposite the highly acclaimed Millmead Primary School. Hertford town centre and Hertford North train station are both within easy reach.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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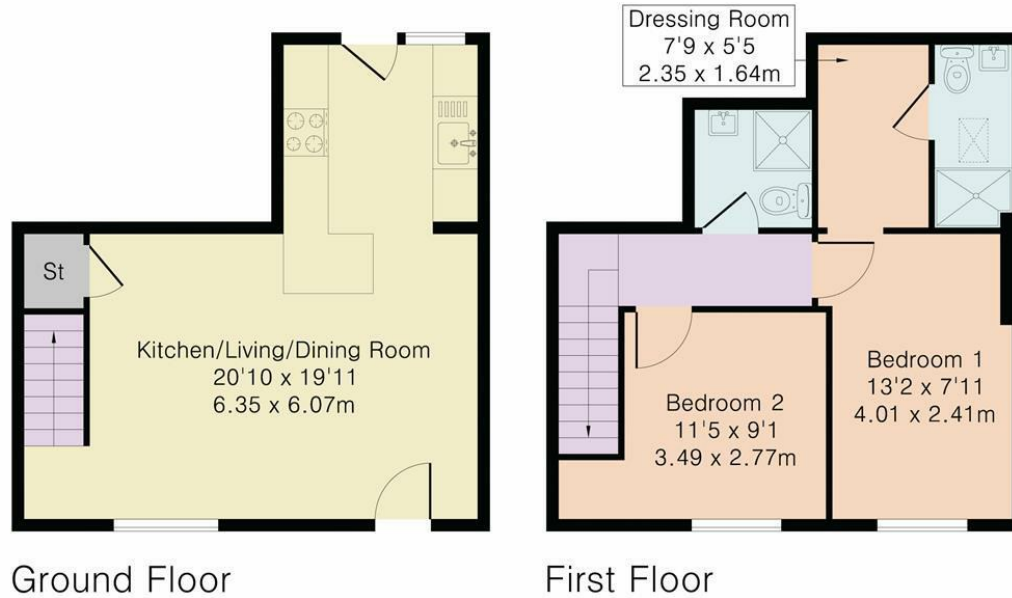


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Approximate Gross Internal Area 670 sq ft – 63 sq m
Ground Floor Area 320 sq ft – 30 sq m
First Floor Area 350 sq ft – 33 sq m



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.

