



23, Foxes Close, Hertford

SG13 7UA

Price Guide £270,000



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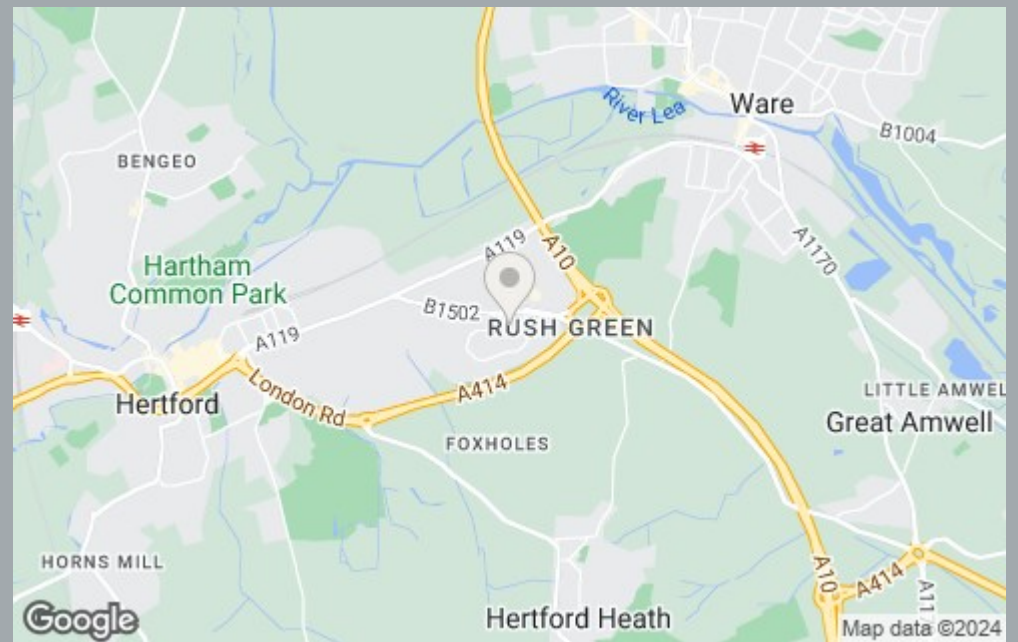
## 23 Foxes Close, Hertford, Herts, SG13 7UA

A well presented two bedroom ground floor apartment situated within a popular cul de sac in the "SG13" postcode. The property offers spacious living accommodation comprising of a large lounge/ dining room, refitted kitchen, refitted bathroom and allocated parking. The property just had a lease renewal and has a long lease and no ground rent renewed **VENDOR SUITED!**

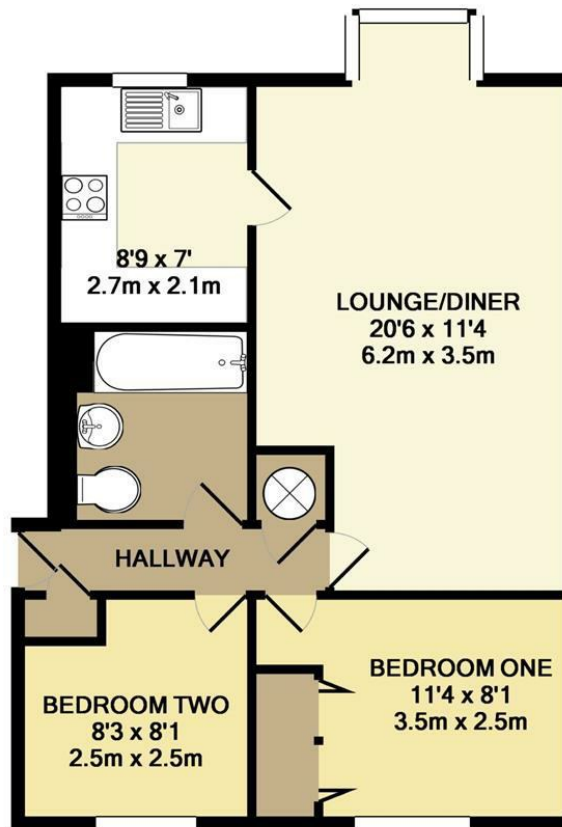
Situated within a popular Foxholes cul de sac, the property is ideally located for access to both the A10 and A414 trunk roads which connect to the A1(m) and M25. Hertford town centre is approximately 1.5 miles away providing a wide variety of shops, restaurants and mainline stations serving London. Locally schooling is excellent and this property is particularly convenient for Hertford's favoured SG13 schooling.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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TOTAL APPROX. FLOOR AREA 500 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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