



97, Cecil Road, Hertford  
SG13 8HS  
Asking Price £250,000



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## 97 Cecil Road, Hertford, SG13 8HS

**\*\* LEASE BEING RENEWED\*\***

Steven Oates are pleased to offer this immaculately presented two-bedroom apartment offering excellent value for money which is only a short distance away from Hertford Town Centre. This stunning apartment has been renovated and upgraded by current owner boasting modern and spacious accommodation throughout. As you step into the property you are welcomed by a great size entrance hallway with storage cupboards, you will then find access into two generous size bedrooms which both fit double beds with plenty of space for other furniture. The modern kitchen has been completely re-designed benefitting from ample cupboard space and integrated appliances. There is a separate living room which includes a west facing step out balcony. There is also a refitted bathroom suite. Externally, there is a brick built storage shed. Internal viewing highly recommended ! This property would make an ideal first home or investment.

Located within the south side of Hertford, the property is only a short distance from both favoured SG13 primary and secondary schooling. Hertford town centre is only just over 1 mile away and provides an excellent choice of shops, restaurants and coffee shops. Hertford also offers a choice of 2 mainline train stations, Hertford East (approx. 1.7 miles away) and Hertford North (approx. 2.0 miles away) both providing fast services to London & The City



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

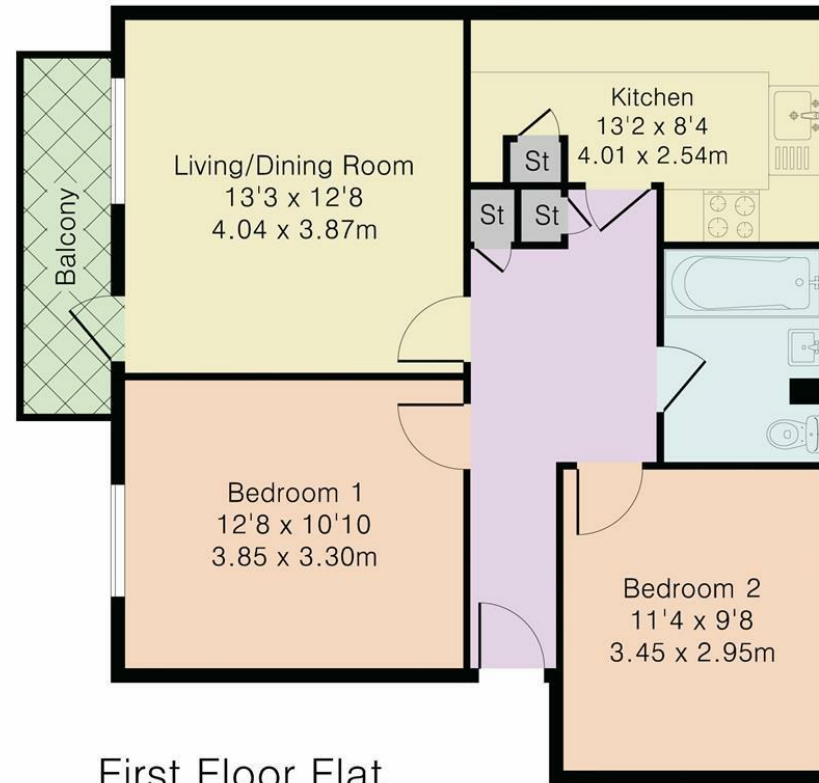


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Approximate Gross Internal Area 673 sq ft – 63 sq m



First Floor Flat



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.



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