

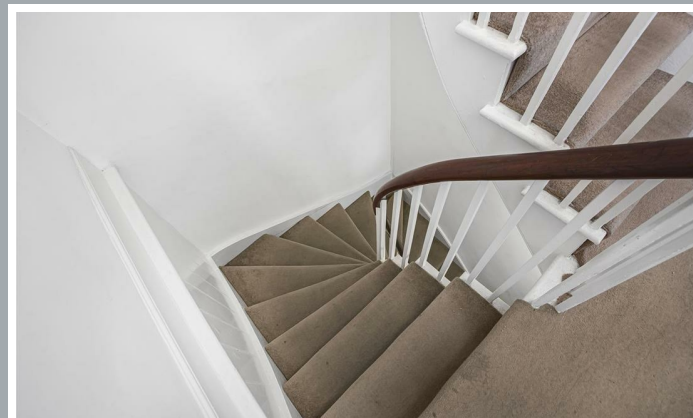
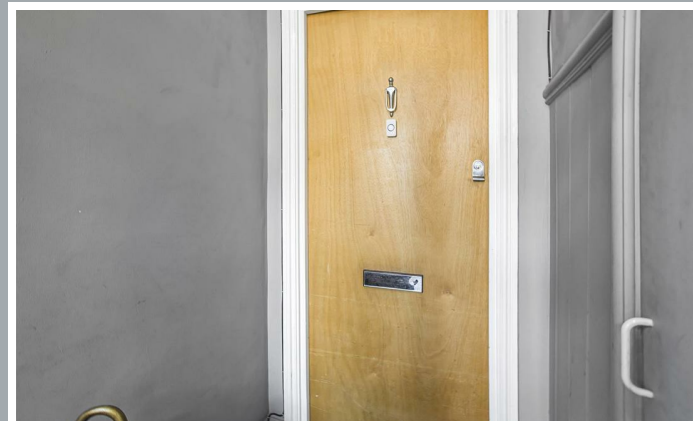


Flat 13, Bull Plain, Hertford
SG14 1DX

Price Guide £200,000



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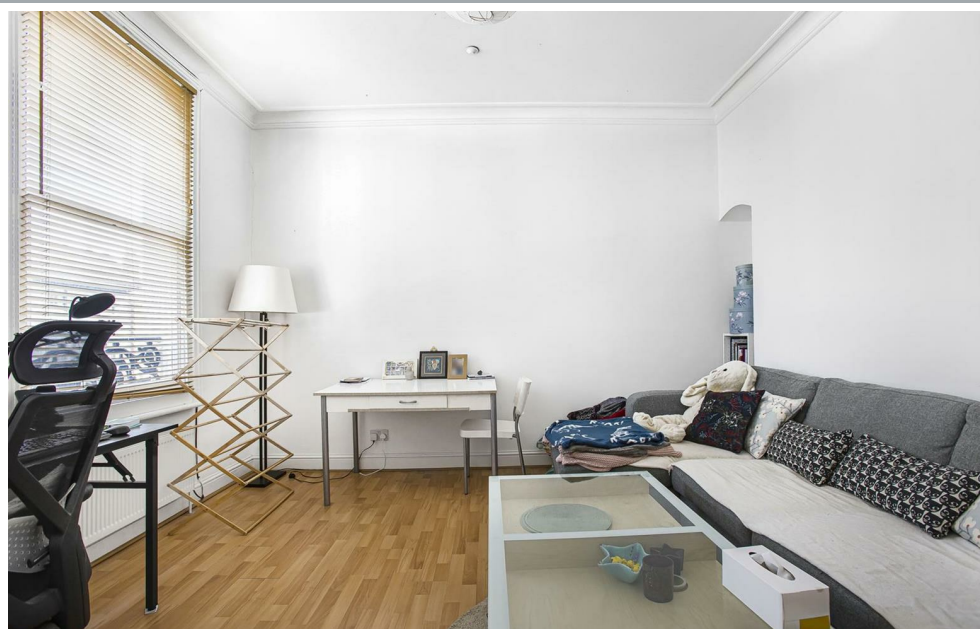
Flat 13 Bull Plain, Hertford, SG14 1DX

****CHAIN FREE**** Steven Oates are pleased to offer for sale larger than average 1 bed split level apartment situated in the centre of Hertford Town. The property has many benefits to include; own private entrance door, entrance lobby with handy utility room on the ground floor. Stairs lead up to the living room which benefits from high ceiling and separate kitchen with fitted appliances a further set of stairs lead you up to the second floor which comprises of a good size double bedroom and modern fitted bathroom. The property will be sold with a share of freehold and brand new lease and would make an ideal first home or rental investment.

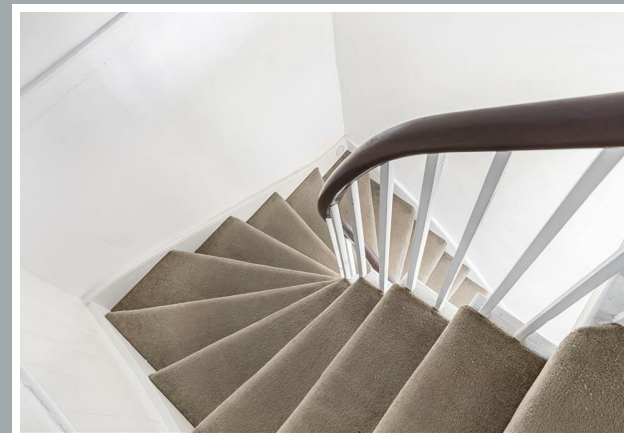
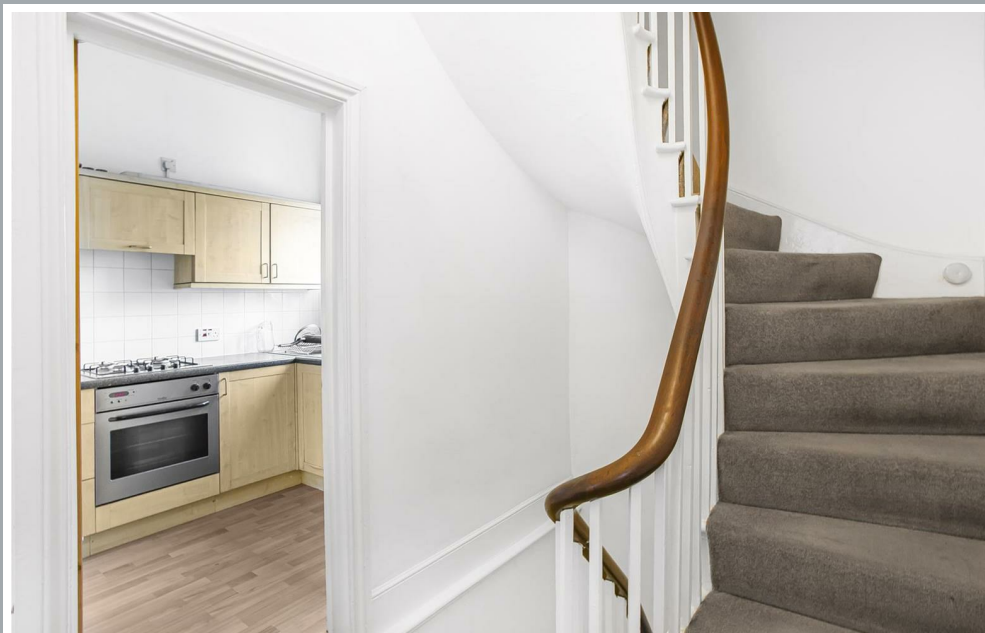
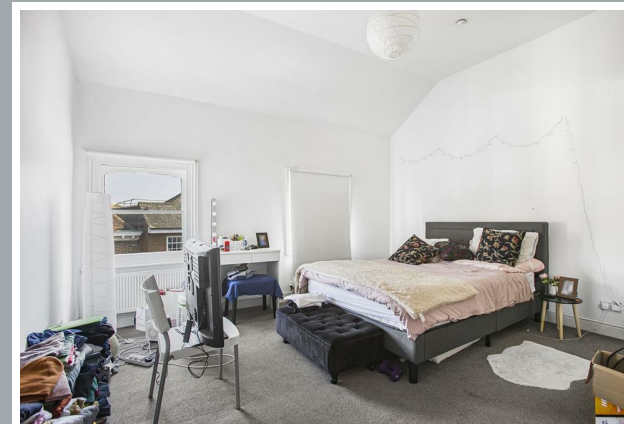
Located within an enviable position in the heart of the historic town centre. The town itself offers a variety of shops, restaurants and coffee shops. Bull Plain leads directly to the attractive River Lea providing excellent riverside walks and is now fronted by the regenerated Bircherley Green. Both Hertford East and Hertford North train stations are within easy reach providing services to London.



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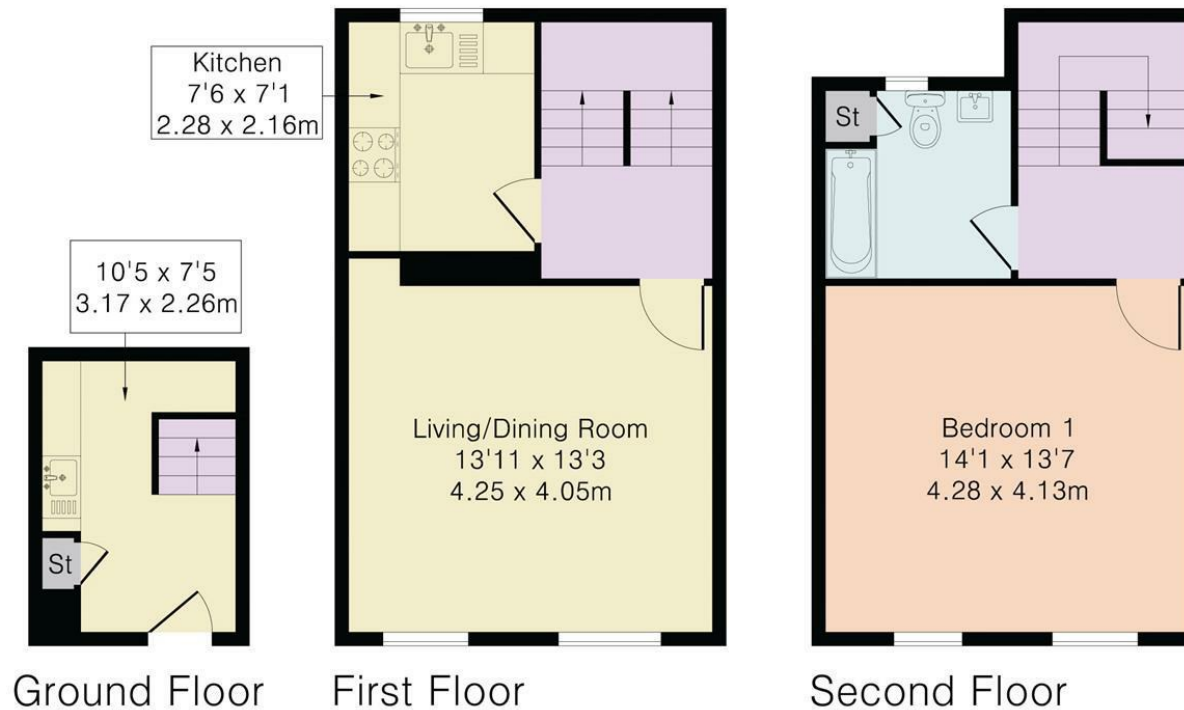
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Approximate Gross Internal Area 710 sq ft - 66 sq m

Ground Floor Area 77 sq ft – 7 sq m

First Floor Area 326 sq ft – 30 sq m

Second Floor Area 307 sq ft – 29 sq m



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



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