



12, Conrads Yard, Hertford
SG14 1QY

Offers In Excess Of £550,000



stevenoates.com



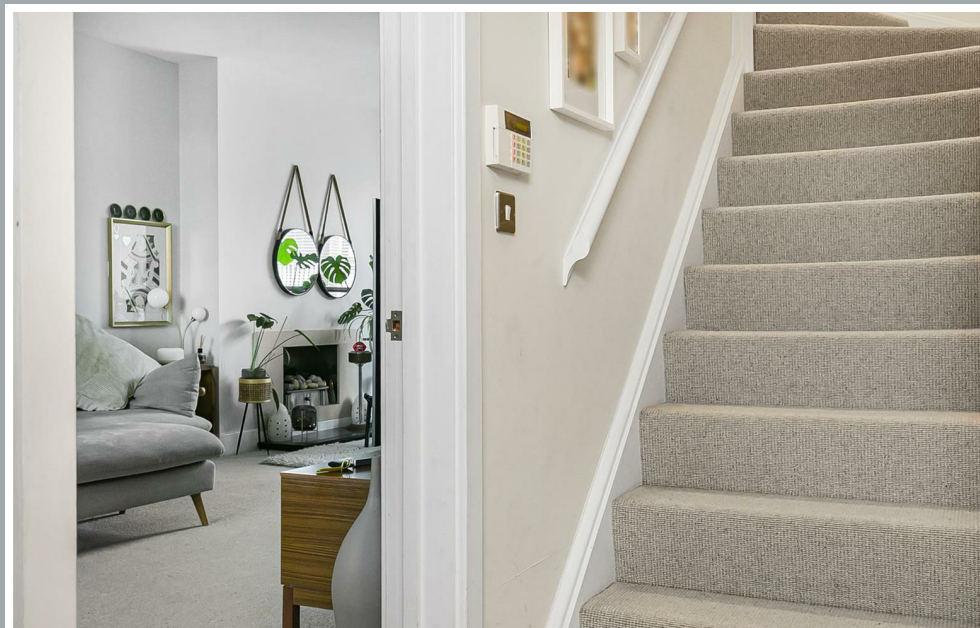
12 Conrads Yard, Cowbridge, Hertford, SG14 1QY

Steven Oates are delighted to offer this two bedroom semi detached house situated in a superb location, convenient for Hertford Town Centres multiple facilities. The property is arranged over three levels and benefits from a guest cloakroom, 23' lounge, utility room, 26' kitchen/diner, two double bedrooms, allocated car parking space. low maintenance front and rear courtyard gardens and has the added incentive of being offered with no onward chain. Internal viewing recommended.

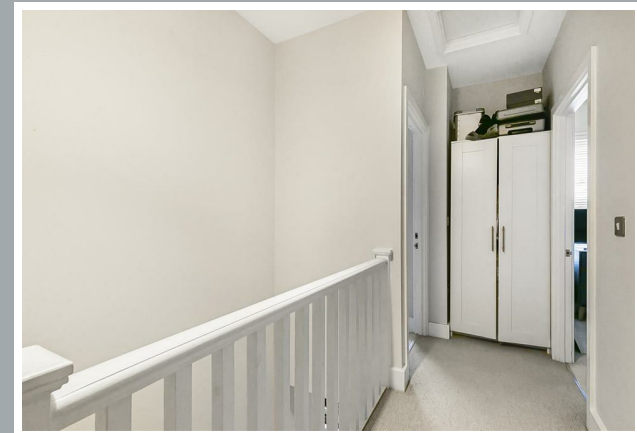
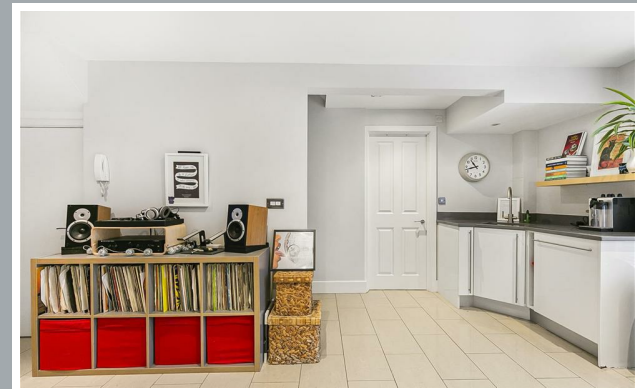
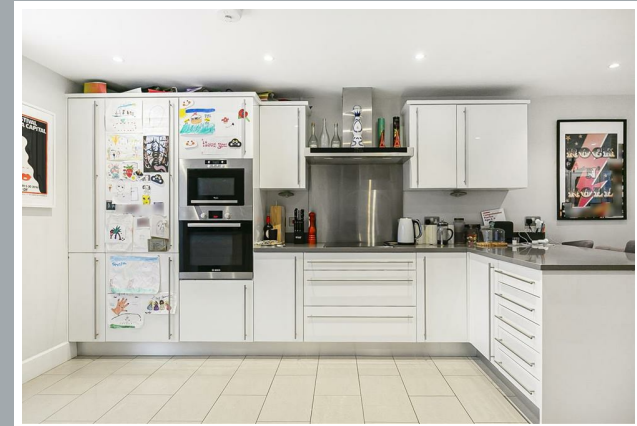
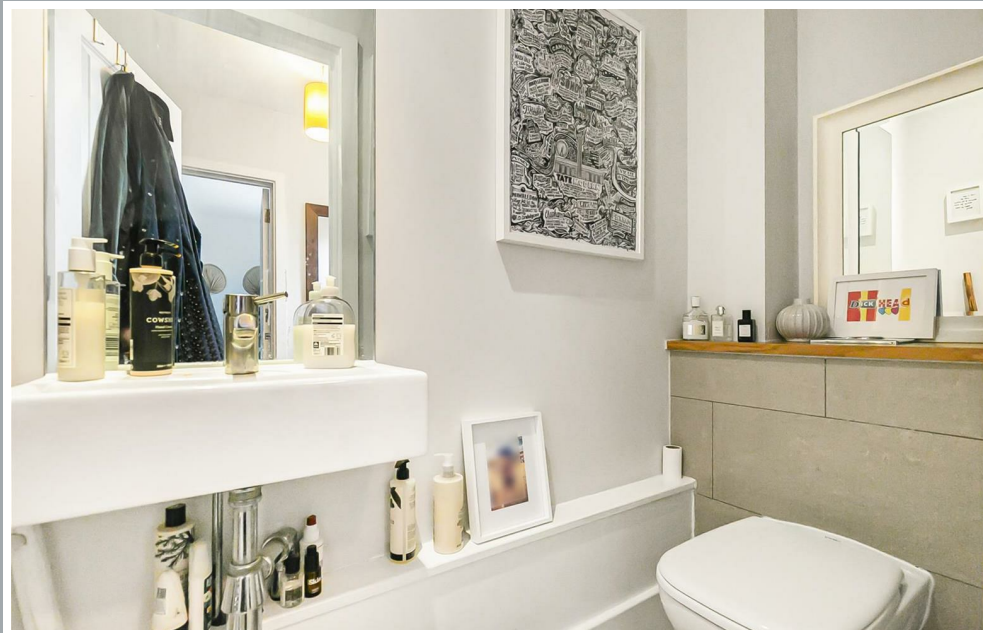
Conrads Yard is located within a prime position, only a short distance from Hertford's thriving town centre. Both mainline train stations are within similar distances with Hertford North providing fast services to London's Finsbury Park, Moorgate and Kings Cross, whilst Hertford East runs directly to Tottenham Hale and Liverpool Street. Hartham Common is a short walkaway providing an excellent green space with riverside walks, a active tennis club and Hartham Swimming Pool & Gym.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

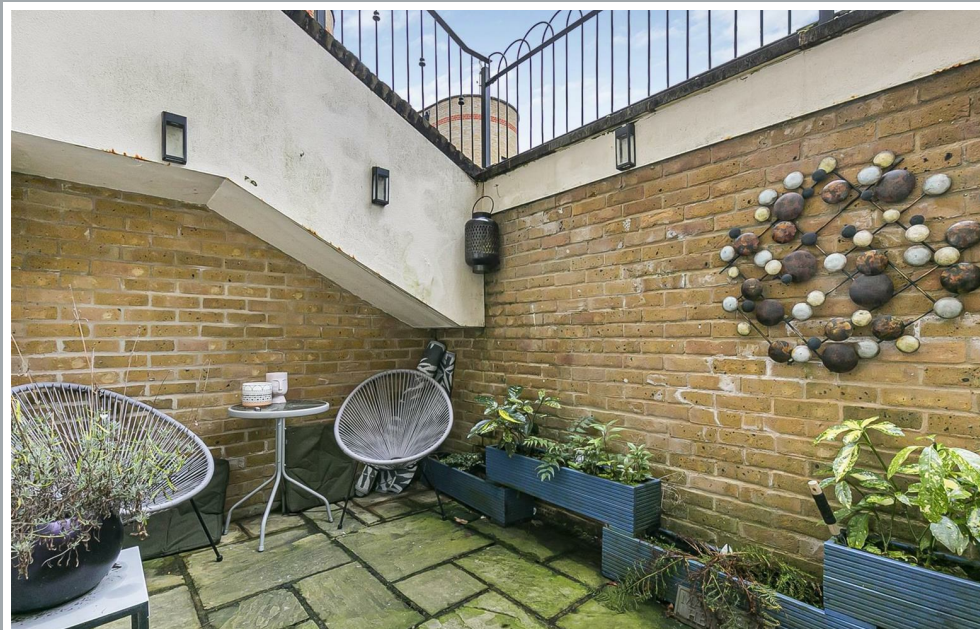
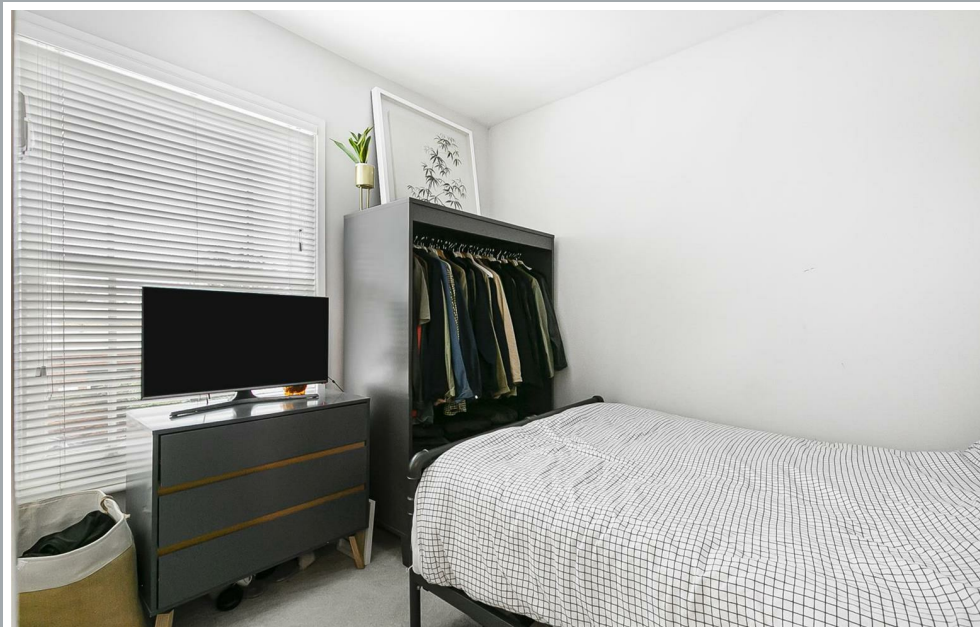


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Approximate Gross Internal Area 1144 sq ft - 106 sq m

Ground Floor Area 391 sq ft – 36 sq m

First Floor Area 362 sq ft – 34 sq m

Second Floor Area 391 sq ft – 36 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.



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