



42, Bullocks Lane, Hertford

SG13 8DB

Price Guide £440,000



[stevenoates.com](http://stevenoates.com)





## 42 Bullocks Lane, Hertford, Herts, SG13 8DB

A charming 2 double bedroom Victorian cottage benefiting from 2 reception rooms and a generous 65ft rear garden benefiting from a wealth of character features including fireplace with log burner, sash windows and strip wood floorboards. Other features include a modern fitted kitchen, ground floor bathroom, good size private garden with useful garden room currently used as a home office . The property is situated less than 0.7 miles from Hertford town centre.

The property is located within the highly sought after southside of Hertford convenient for the favoured SG13 primary and secondary schooling. Hertford town centre is approximately 0.5 miles providing an excellent choice of shops, restaurants and coffees shops. For commuters, both Hertford North and Hertford East train stations are closeby serving a choice of London's Liverpool Street, Moorgate and Kings Cross.





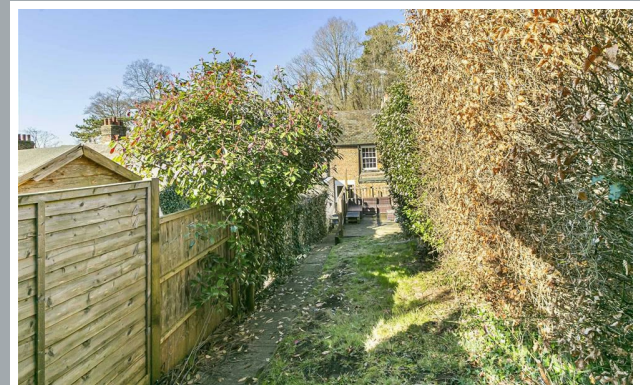
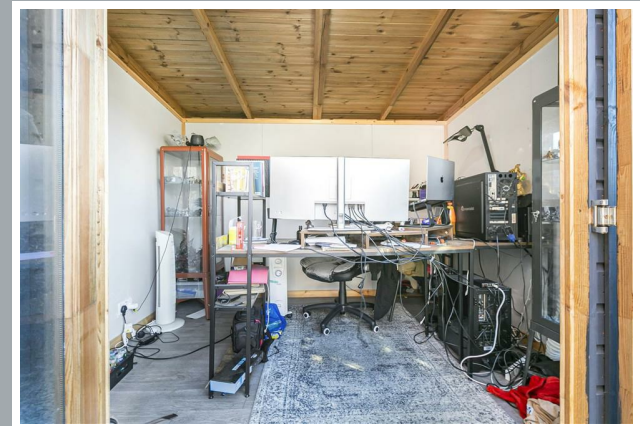
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY





70 Fore Street, Hertford, Hertfordshire, SG14 1BY



**Approximate Gross Internal Area 691 sq ft - 64 sq m**

Ground Floor Area 336 sq ft – 31 sq m

First Floor Area 284 sq ft – 26 sq m

Outbuilding Area 71 sq ft – 7 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.



[stevenoates.com](http://stevenoates.com)