



74, Duncombe Road, Bengo

SG14 3BZ

Asking Price £700,000



stevenoates.com



74 Duncombe Road, Bengeo, Hertfordshire, SG14 3BZ

Steven Oates are delighted to offer this beautiful three bedroom Edwardian mid terrace character house situated on a popular road in Bengeo providing easy access to the local amenities. The house has been modernised by the existing owners and is arranged over three floors. On the ground floor, you have an attractive entrance hallway, lounge, utility room and ground floor cloakroom and 31' open plan kitchen/family room. On the first floor there are two bedrooms and modern four piece suite bathroom. On the second floor, there is a further double bedroom and en-suite bathroom. Externally, there is off street parking and a sunny Westerly facing rear garden. Internal viewing recommended.

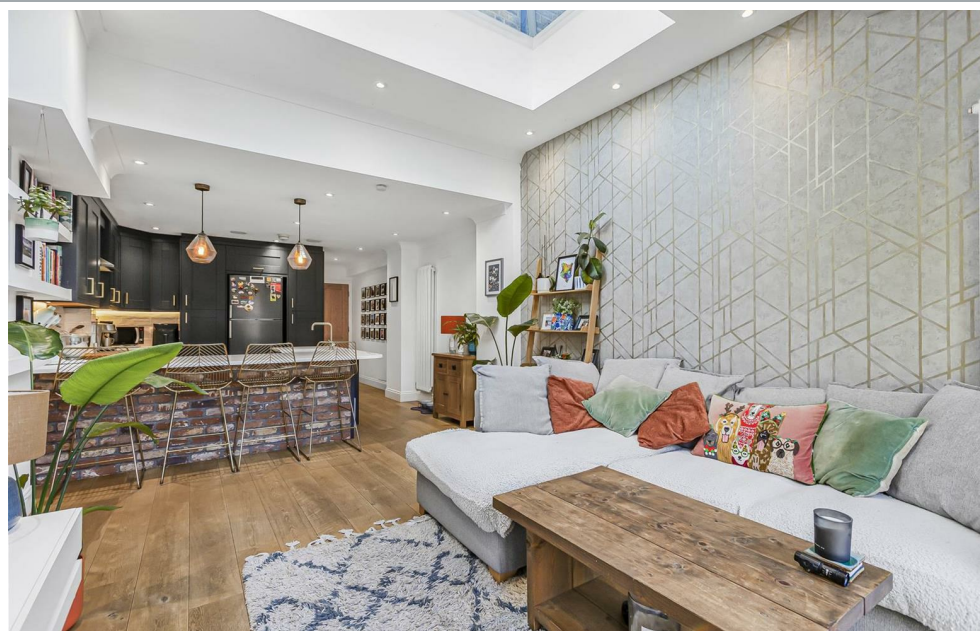
Duncombe Road is only a 10-minute walk from Hertford North railway station with regular services to London. Hertford has a very good range of local facilities with quaint shops, restaurants, and supermarkets. Hertford Town is surrounded by some very beautiful countryside and has a wide range of sporting and leisure facilities close to hand, including Hartham Common only a ten-minute walk away with riverside walks and cycling, Activity Centre, swimming pool and tennis courts.



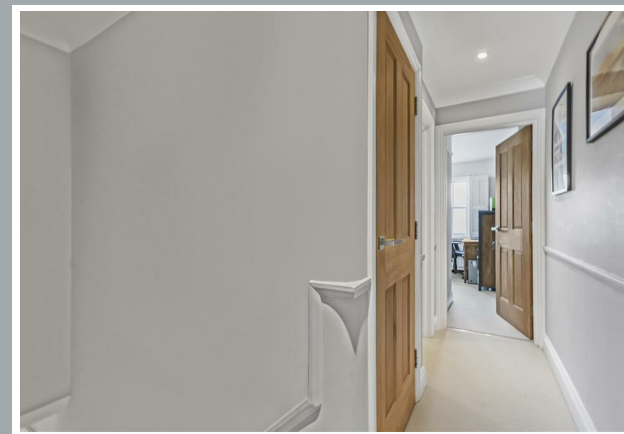
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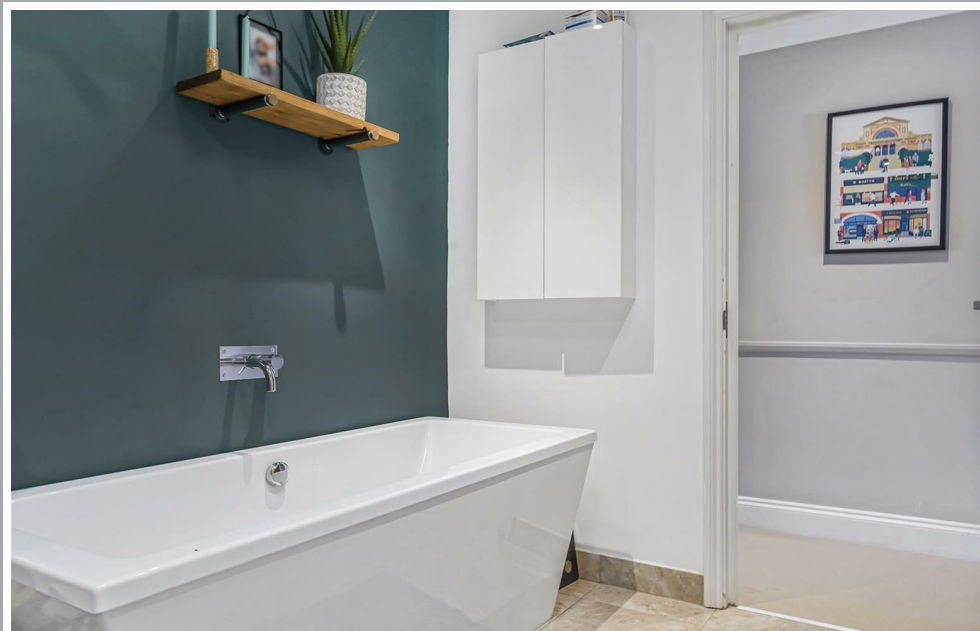
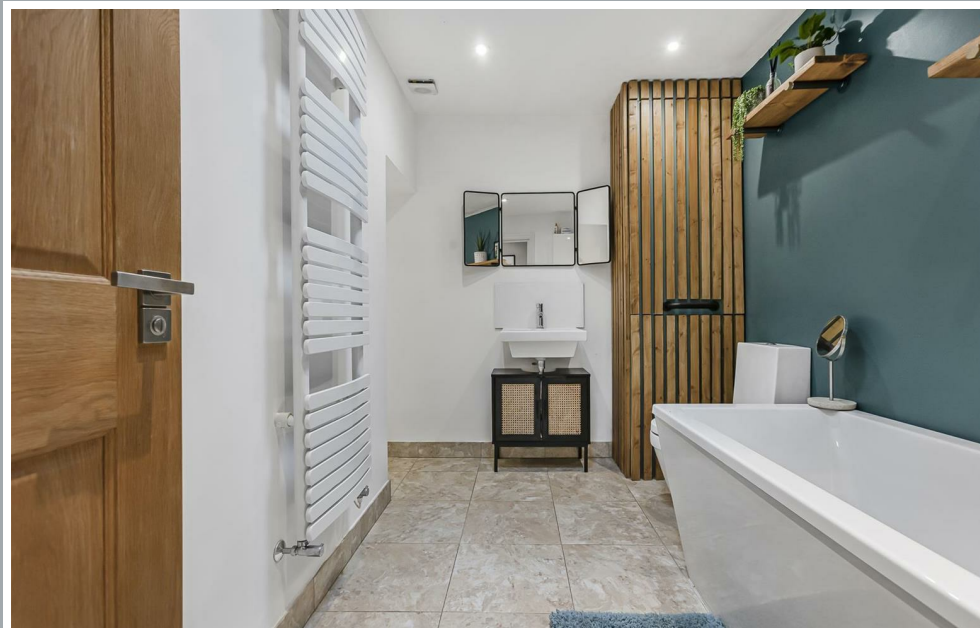
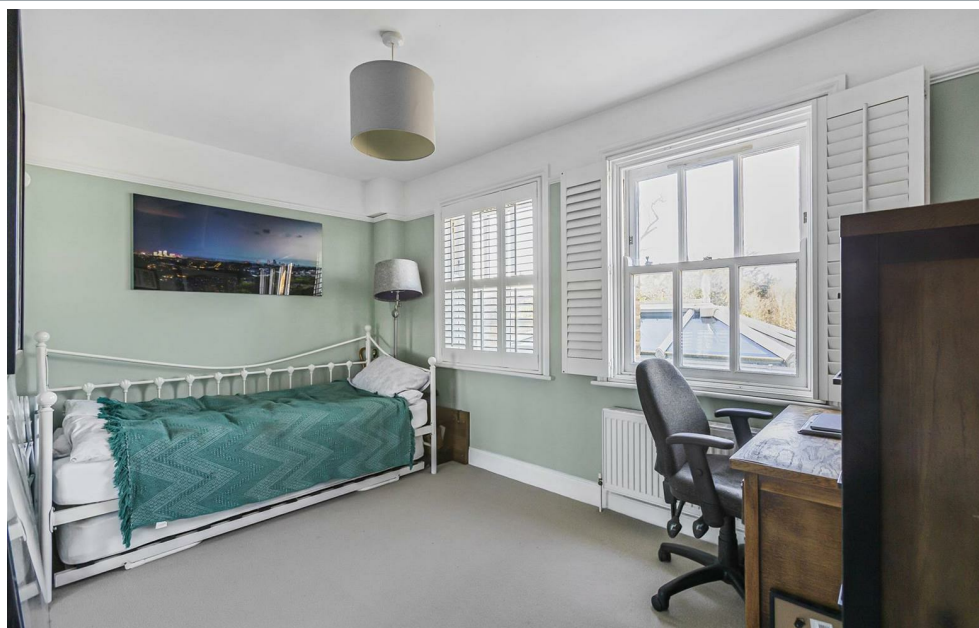
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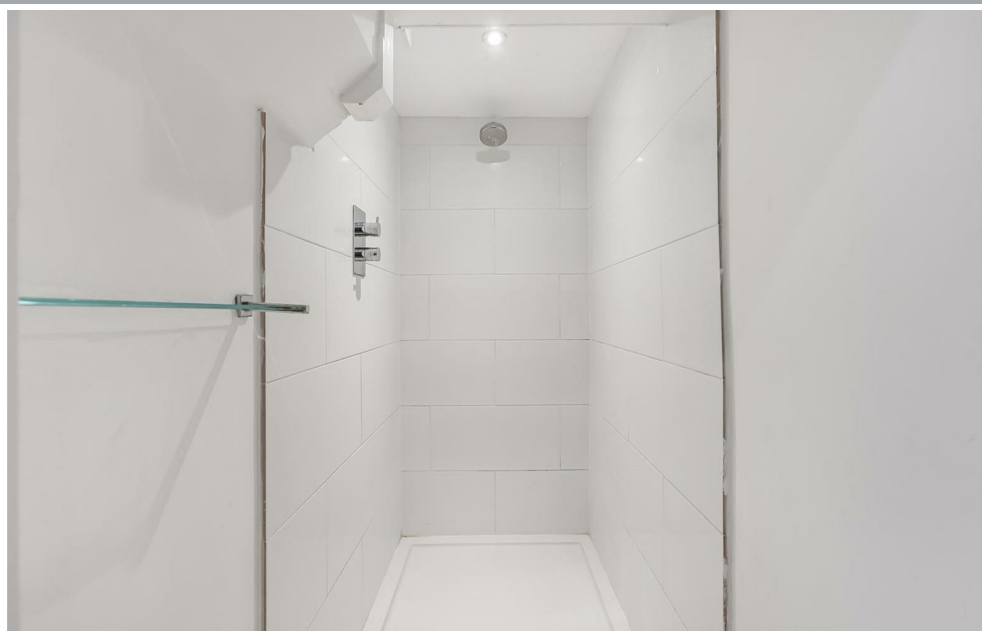
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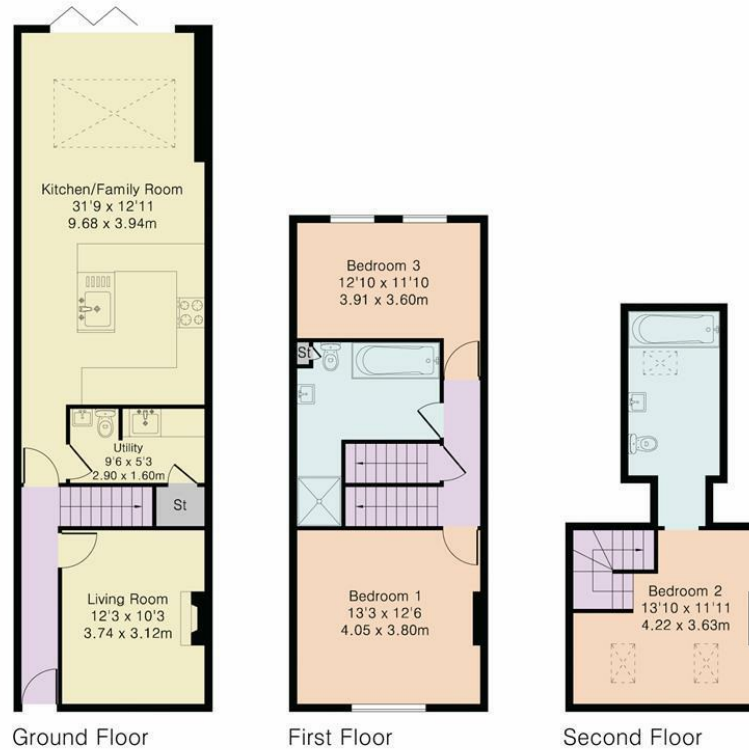
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Approximate Gross Internal Area 1298 sq ft - 121 sq m

Ground Floor Area 612 sq ft – 57 sq m

First Floor Area 439 sq ft – 41 sq m

Second Floor Area 247 sq ft – 23 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.



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