



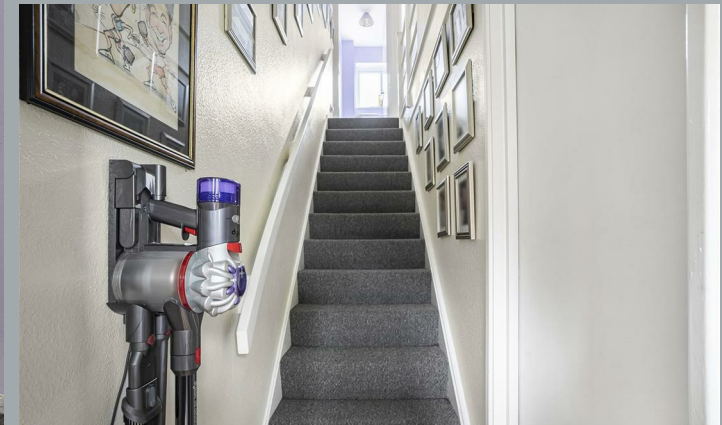
23, Iron Drive, Hertford

SG13 7SL

Asking Price £325,000



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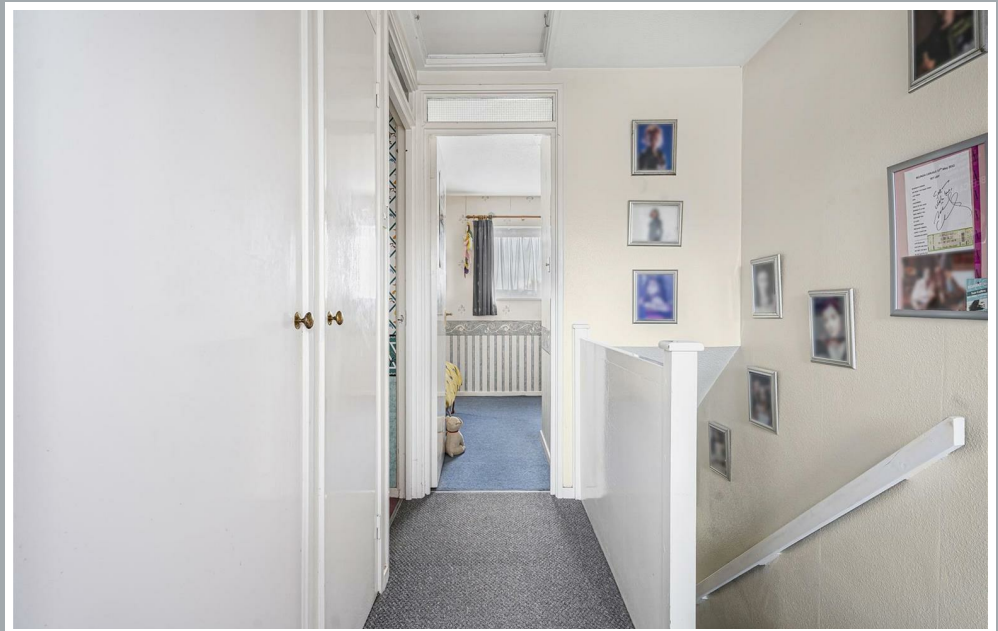
## 23 Iron Drive, Hertford, Herts, SG13 7SL

Nestled in Iron Drive in the charming town of Hertford, this delightful two-bedroom freehold house presents an excellent opportunity for both first-time buyers and those looking to invest. The property boasts generously sized rooms, including two spacious double bedrooms that provide ample space. The layout of the home is designed for comfort and practicality, featuring a well-appointed reception room that serves as a welcoming space for guests and the kitchen/dining room is positioned at the rear of the property. One of the standout features of this property is the private rear garden, which is paved and designed for low maintenance. This outdoor space offers a perfect retreat for enjoying the fresh air, hosting barbecues, or simply unwinding after a long day. With plenty of potential and scope for improvement, this house invites you to add your personal touch and make it your own. Whether you envision modernising the interiors or enhancing the garden, the possibilities are endless. Situated in a desirable location, this property is well-connected to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Situated within the 'Pinehurst development', the property is only a short drive from the A10 which connects to the M25 and London to the south and Cambridge to the north. Hertford town centre is less than 1.4 Miles away and provides an excellent choice of shops, restaurants and coffee shops, along with Hertford East station which offers regular services to London's Liverpool Street. Also the property is within the sought after 'SG13' postcode. Within the Pinehurst Development there is also a local convenience store and children's park which is within close proximity of the property



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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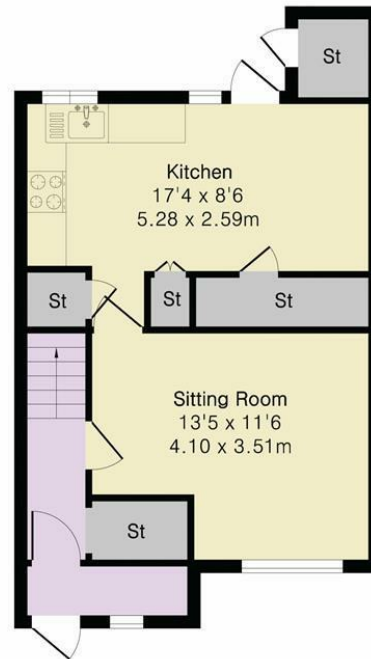


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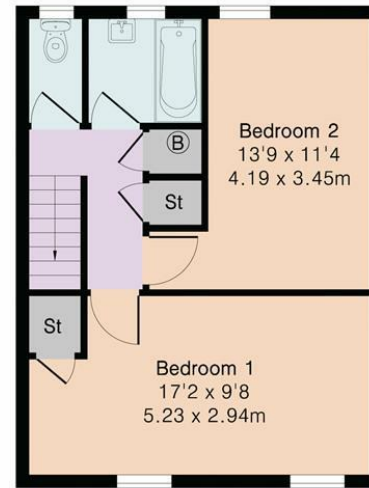
**Approximate Gross Internal Area 841 sq ft - 78 sq m**

Ground Floor Area 440 sq ft – 41 sq m

First Floor Area 401 sq ft – 37 sq m



Ground Floor



First Floor



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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