



181, Cecil Road, Hertford

SG13 8HT

Price Guide £375,000



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## 181 Cecil Road, Hertford, Herts, SG13 8HT

A two-bedroom end-of-terrace house requiring modernisation, located in a sought-after turning on the south side of Hertford. Ideally positioned for Hertford town centre's wide range of amenities and excellent transport links, the property offers 849 sq. ft. of accommodation arranged over two floors. The ground floor comprises a spacious living/dining room, a kitchen, and an additional reception room. On the first floor, there are two well-proportioned double bedrooms, a cloakroom, and a shower room.

Externally, the property benefits from a front garden and a mature, secluded rear garden. There is also scope for extension (subject to planning permission). Offered with no onward chain, this home presents a fantastic opportunity for buyers seeking a project in a desirable location.

Located within the south side of Hertford, the property is only a short distance from both favoured SG13 primary and secondary schooling. Hertford town centre is only just over 1 mile away and provides an excellent choice of shops, restaurants and coffee shops. Hertford also offers a choice of 2 mainline train stations, Hertford East (approx. 1.7 miles away) and Hertford North (approx. 2.0 miles away) both providing fast services to London & The City.





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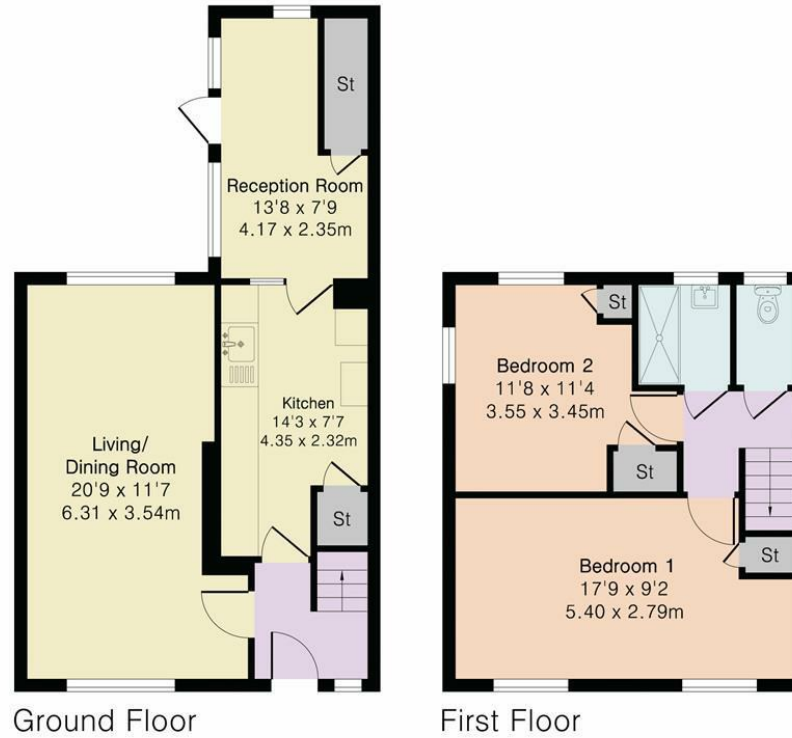
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**Approximate Gross Internal Area 849 sq ft - 78 sq m**

Ground Floor Area 479 sq ft – 44 sq m

First Floor Area 370 sq ft – 34 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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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