



46, Turpins Close, Hertford
SG14 2EH
Offers In Excess Of £365,000



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46 Turpins Close, Hertford, Herts, SG14 2EH

Steven Oates are delighted to offer this two bedroom extended mid terrace house nestled in the tranquil cul-de-sac of Turpins Close. The property is arranged over two levels and comprises of an entrance leading to lounge and first floor landing, kitchen/diner and a study area currently being used as a play room. On the first floor, there are two bedrooms and a family bathroom. Externally, there is allocated parking with ample visitors parking and a landscaped private garden. Ideal purchase for investment or first time buyer.

Turpins Close is a quiet residential road, located on the western side of Hertford itself, offering easy access to Hertford North mainline station and the A414 trunk road which connects to the A1(m). The village of Hertingfordbury is a short distance away providing a popular village pub and the protected green space of Panshanger Park is also close by offering excellent country walks. For the commuter, Hertford North Train Station is within easy walking distance and is only (0.8m) away. The local shops at Sele are only (0.3m) away which include a Co-op, fish and chip shop, Simmons bakery and local butchers Picketts of Hertford.



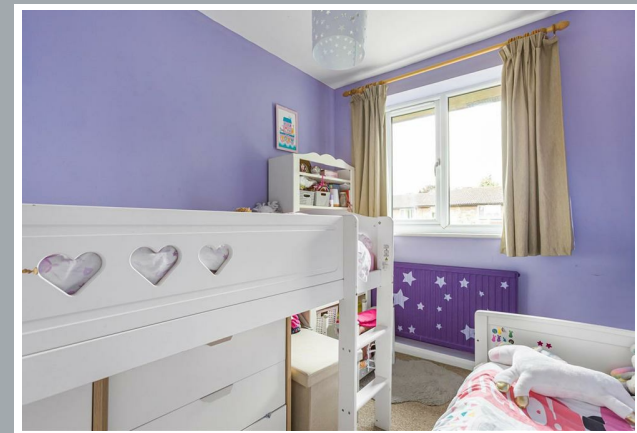
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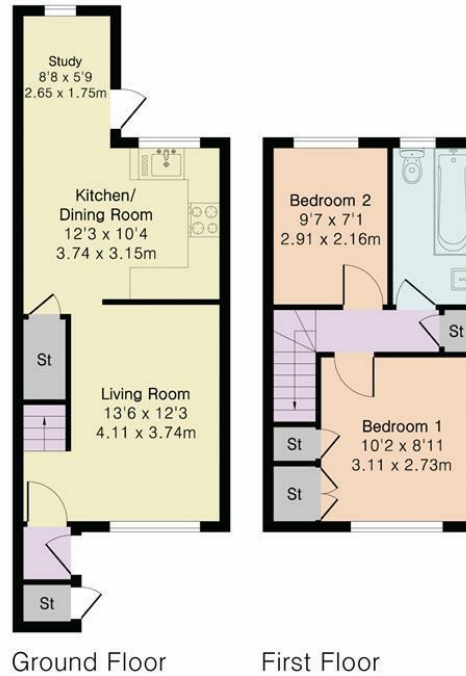


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Approximate Gross Internal Area 632 sq ft - 59 sq m

Ground Floor Area 346 sq ft - 32 sq m

First Floor Area 286 sq ft - 27 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.



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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