

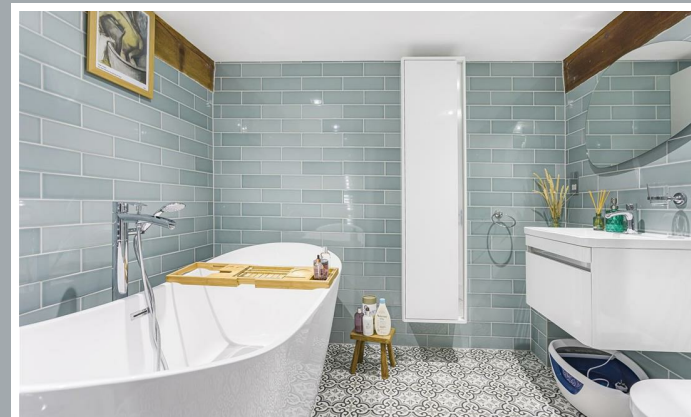


9, Old Cross Wharf, Hertford  
SG14 1RU  
Guide Price £675,000



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## 9 Old Cross Wharf, Hertford, SG14 1RU

**\*\* CHAIN FREE \*\*** PEACEFUL RIVERSIDE DEVELOPMENT in a TOWN CENTRE LOCATION and offering FLEXIBLE accommodation arranged OVER THREE FLOORS, this HIGHLY INDIVIDUAL and WELL SPECIFIED character conversion offers FANTASTIC MODERN LIVING throughout accommodation to include 4 bedrooms, TWO BRAND NEWLY FITTED BATHROOMS and a MAGNIFICENT top floor KITCHEN/LIVING AREA with FEATURE VAULTED CEILING. Enjoying EXPOSED BEAMS THROUGHOUT and attractive engineered wood flooring to many areas and with allocated parking situated to the the front of the property.

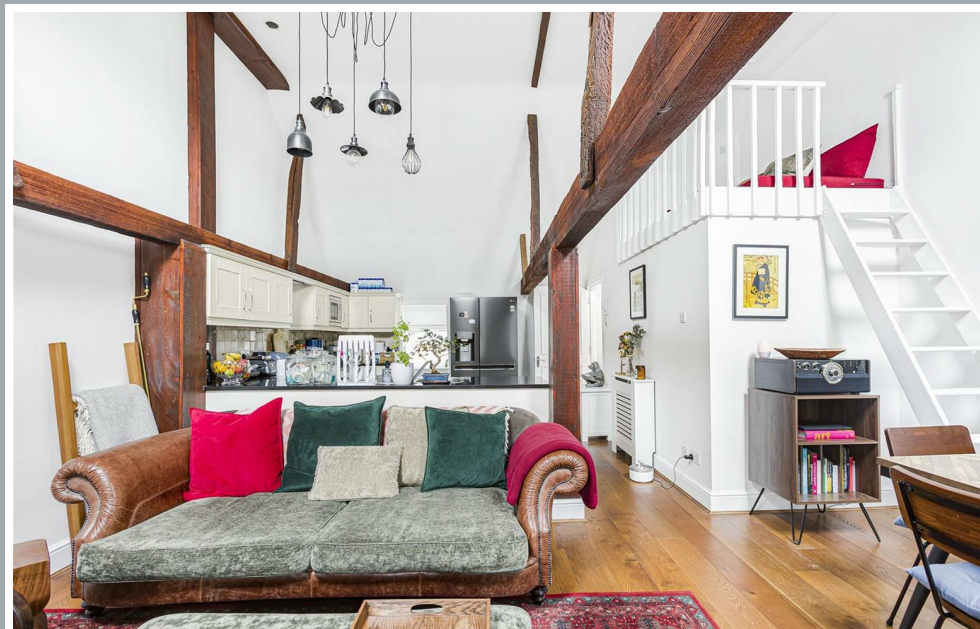
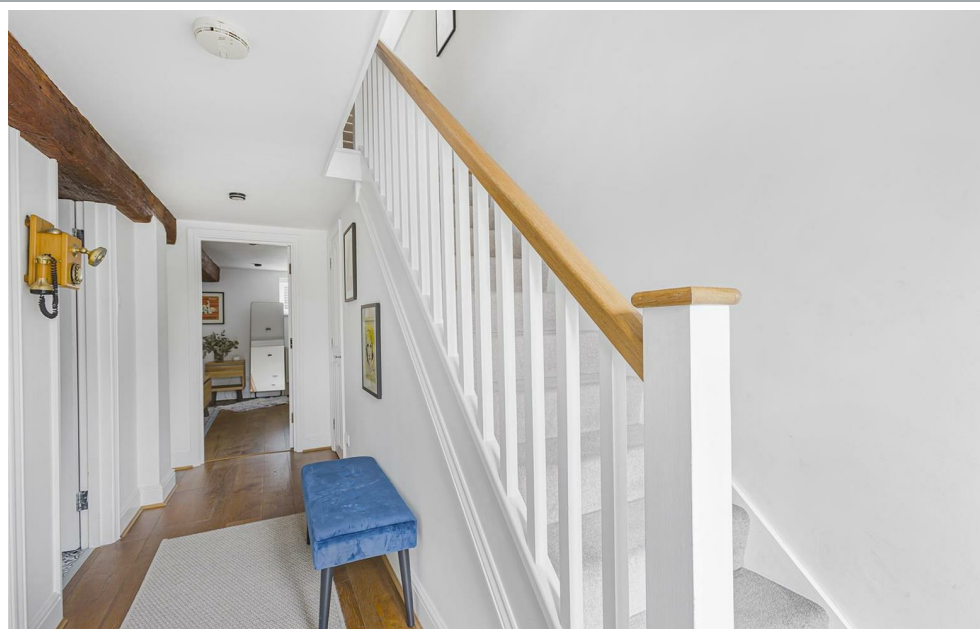
Old Cross Wharf is a small, exclusive development of just 12 houses based around a central courtyard located in the heart of the town centre, providing easy access to all of the towns amenities including both mainline stations and Hartham Common.





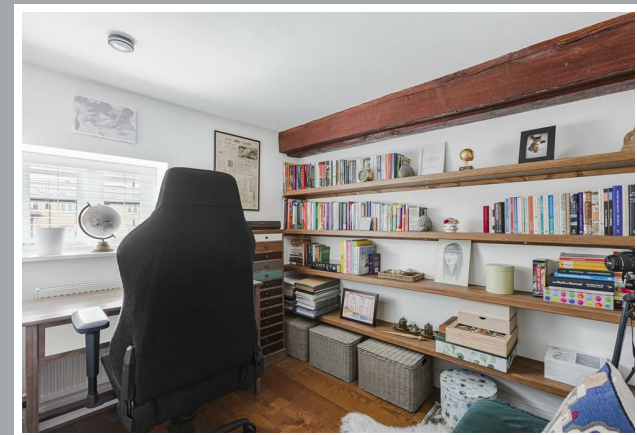
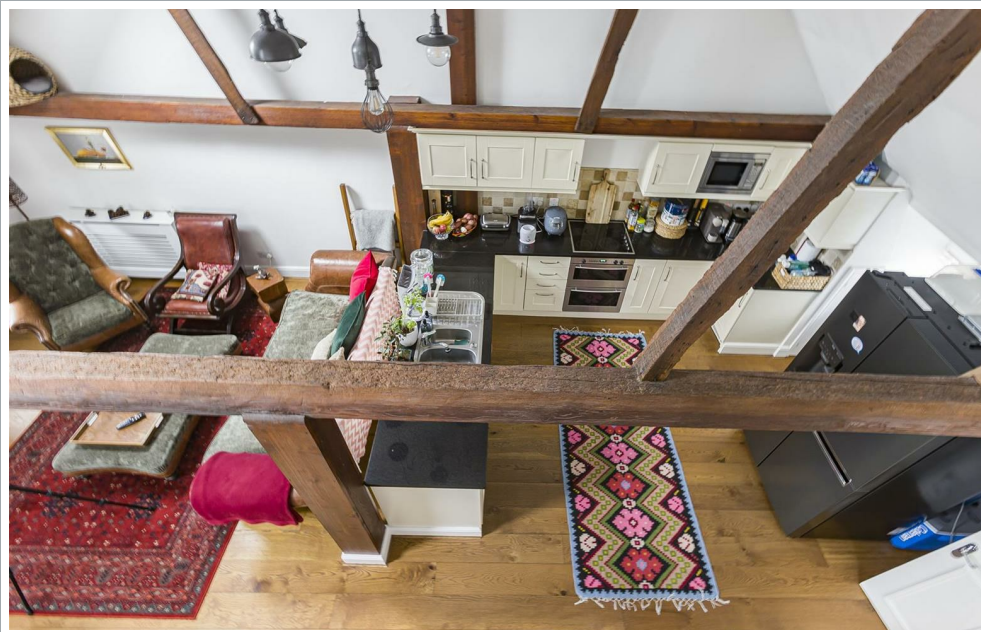
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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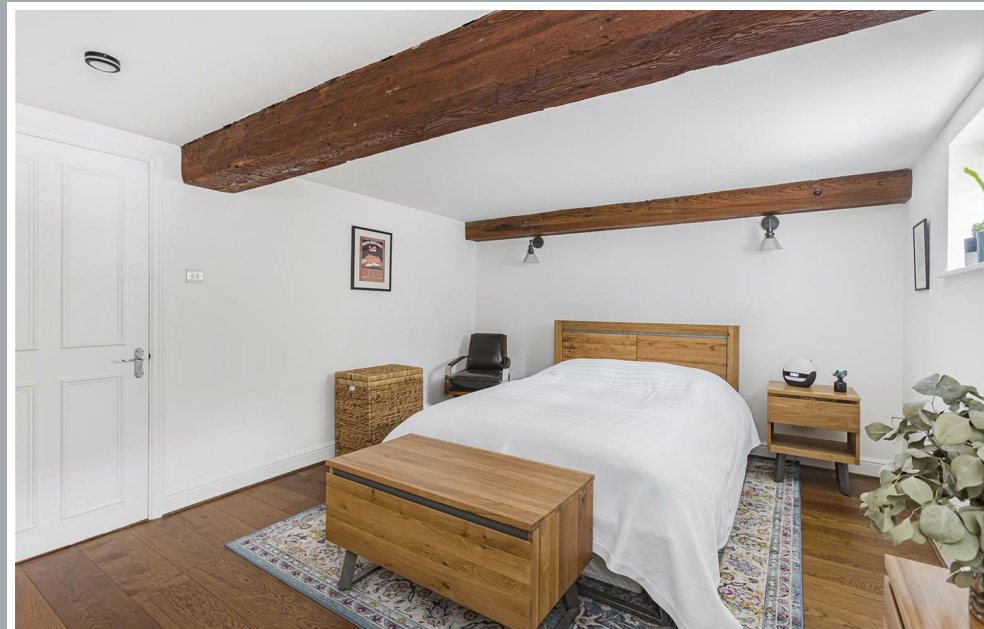


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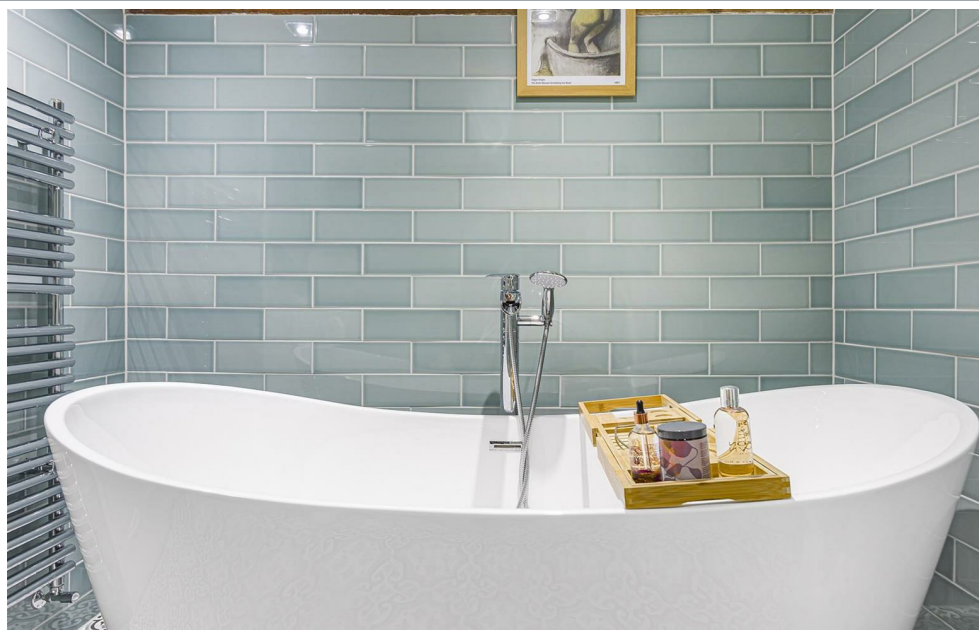
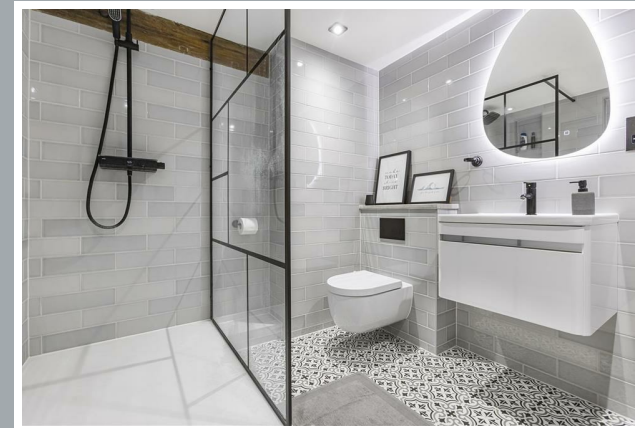






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Approximate Gross Internal Area 1400 sq ft – 130 sq m

Ground Floor Area 465 sq ft – 43 sq m

First Floor Area 471 sq ft – 44 sq m

Second Floor Area 464 sq ft – 43 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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