



18, Currie Street, Hertford
SG13 7DA

Guide Price £600,000



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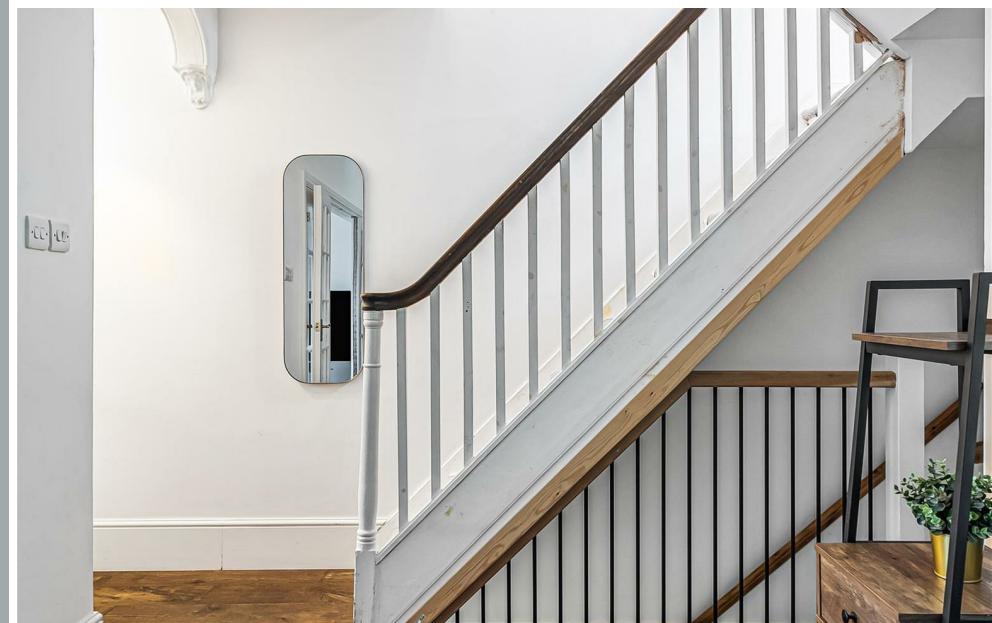
18 Currie Street, Hertford, Hertfordshire, SG13 7DA

A beautifully presented two/three bedroom Victorian terraced house, ideally positioned on the sought-after east side of town and within easy walking distance of both mainline train stations and the town centre's wide range of amenities. The property has been thoughtfully improved by the current owners while retaining a wealth of original character features, including open fireplaces, decorative coving and sash windows. Arranged over three levels, the accommodation comprises an entrance hallway, lounge, dining room and kitchen/diner. To the first floor are two well-proportioned double bedrooms and a family bathroom, while the lower ground floor offers a versatile basement room, ideal as a third bedroom, home office or additional living space. Externally, the property benefits from on-street parking and a mature, low-maintenance rear garden.

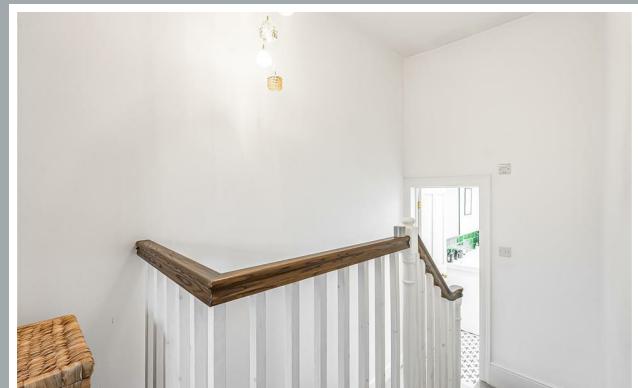
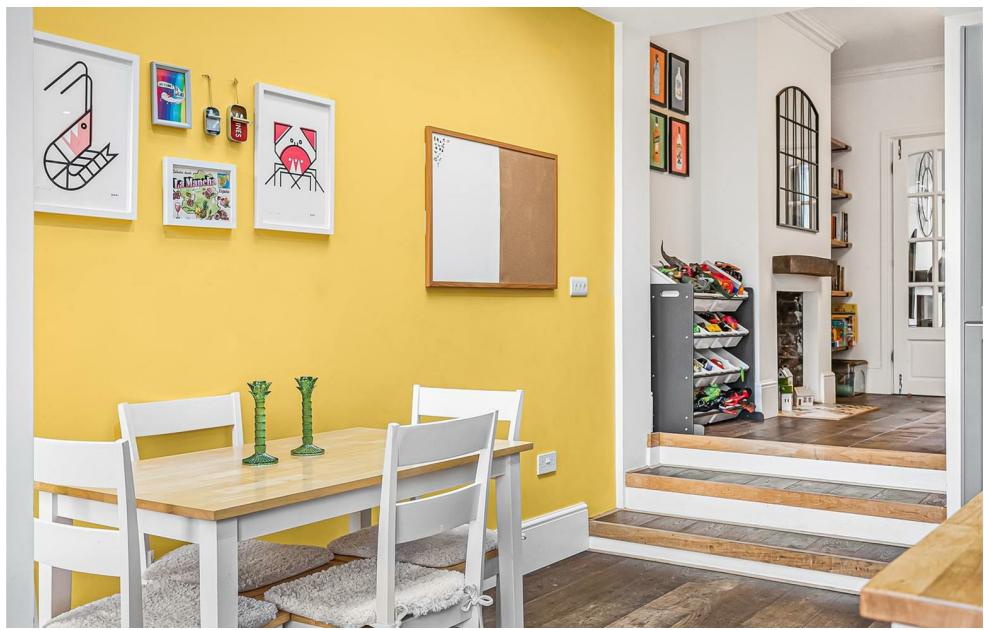
Located within Hertford's Victorian eastside, the property offers convenient access to all local amenities including Hertford East mainline station and Hertford town centre which are both less than 0.5 miles away. The property is also ideally situated for Hertford's favoured SG13 primary and secondary schooling.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY

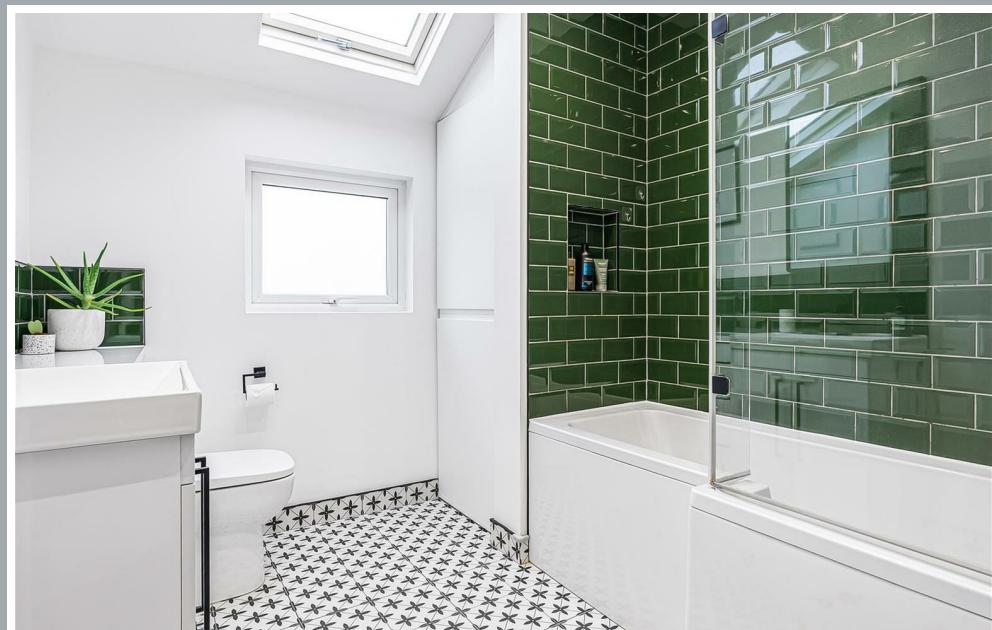
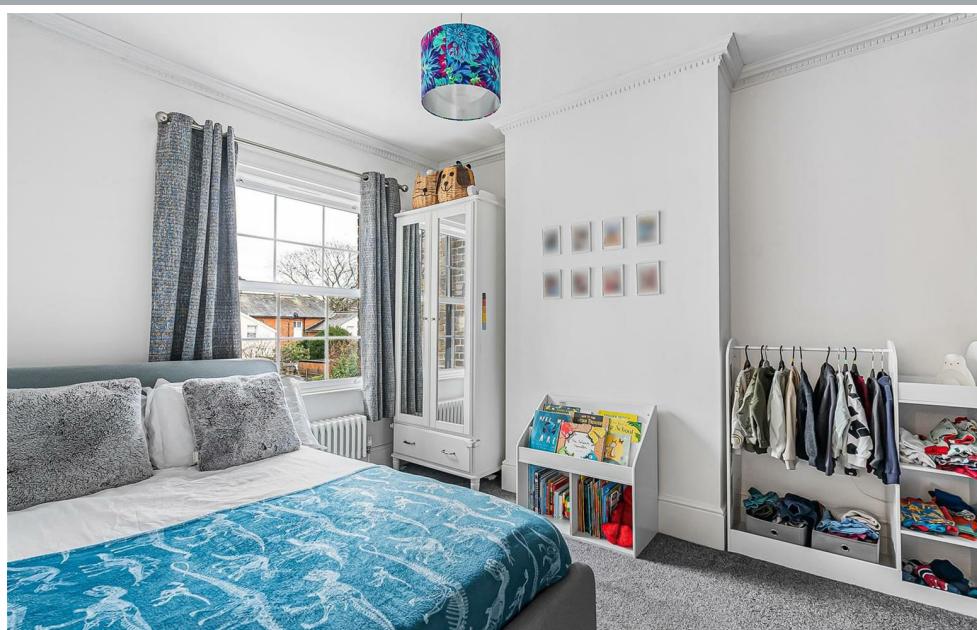


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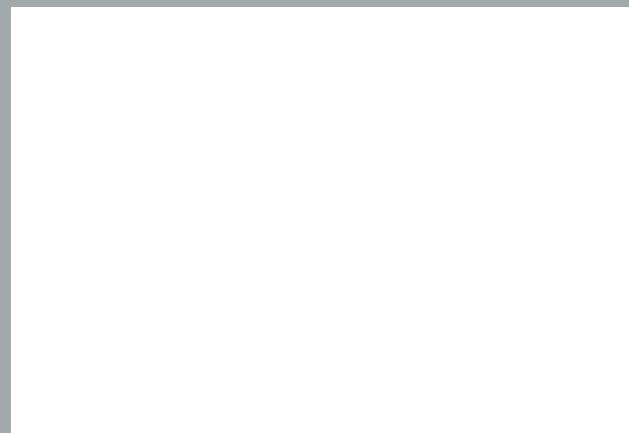


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Approximate Gross Internal Area 1075 sq ft - 99 sq m

Basement Area 167 sq ft - 15 sq m
Ground Floor Area 519 sq ft - 48 sq m
First Floor Area 389 sq ft - 36 sq m



PINK PLAN

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.



Steven Oates

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