



48, Ladywood Road, Hertford  
SG14 2TE  
Guide Price £375,000



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## 48 Ladywood Road, Hertford, Herts, SG14 2TE

Steven Oates are delighted to present this two bedroom end of terrace house, ideally positioned in a sought-after cul-de-sac close to Hertford North station, providing direct links into Central London. The property is also conveniently located for Panshanger Park and a range of local amenities. The accommodation offers a bright lounge, a spacious kitchen/diner, two bedrooms and first floor bathroom. Externally, both gardens have been landscaped tastefully by the existing owner. The rear garden is paved and artificial grass for low maintenance. There is also an allocated car parking space and ample visitor parking. Further benefits include UPVC double glazing throughout. Ladywood Road is a perfect purchase for first-time buyers.

This excellent family home is located only 0.8 miles from Hertford North train station and only a short distance from the A414 which connects to the A1(m). Hertford town centre which is an idyllic county town, is just over 1 mile away providing an excellent choice of restaurants, shops and supermarkets, along with numerous private and public sports clubs and facilities.





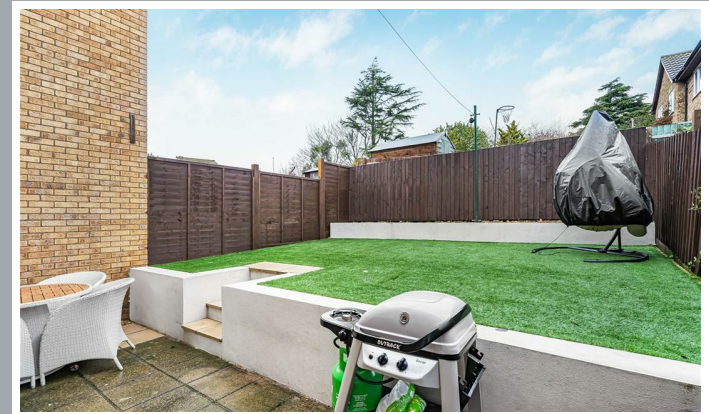
70 Fore Street, Hertford, Hertfordshire, SG14 1BY





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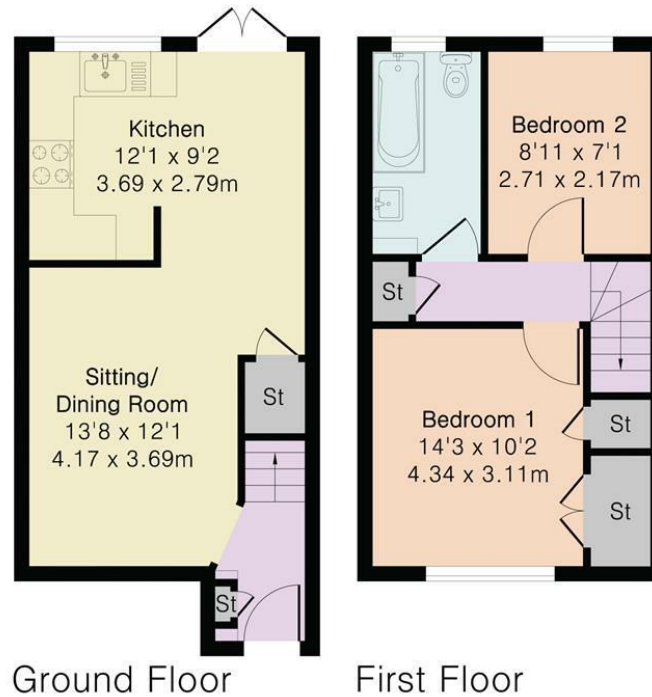


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## Approximate Gross Internal Area 563 sq ft - 53 sq m

Ground Floor Area 287 sq ft – 27 sq m

First Floor Area 276 sq ft – 26 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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