



**Three Bedroom Semi-Detached House**

**Off Street Parking for Two Cars**

**Good Size Garden**

**Desirable Location, New Road, Bengo**

**Converted Garage for Office Use/Storage**

**Chain Free**

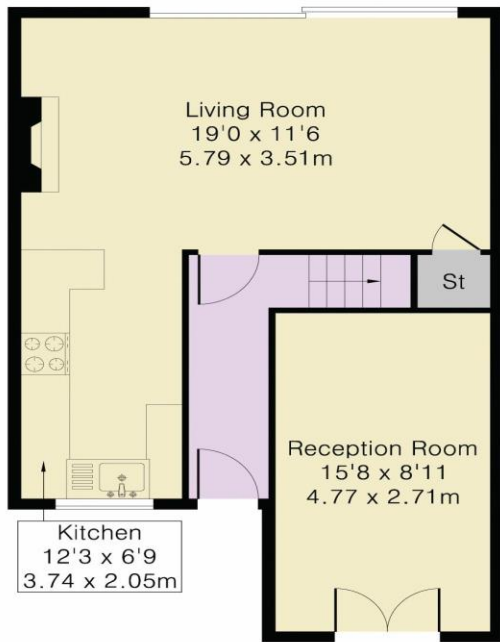


**34 New Road**  
Hertford, SG14 3JL

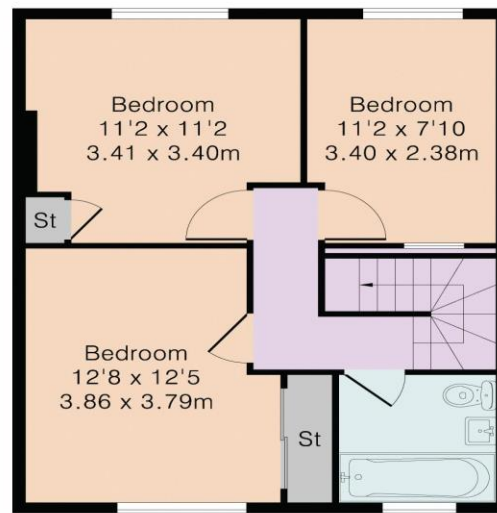
**£575,000**

Thomas Childs & Co are delighted to bring to market a three bedroom chain free house on New road in Bengeo, Hertford. The ground floor offers a large open plan reception that opens up to the garden via large sliding doors, a modern kitchen, storage and a converted Garage space that is ideal for an independent office or workshop. The first floor offers a large principle bedroom with storage, two further bedrooms and a modern family bathroom. The garden is a good size and offers side access, a patio, lawn and garden shed. We expect a lot of interest due to the sought after position and condition of this particular house. Please do Contact Thomas Childs & Co to book in a viewing. Contact us on 01992 721 321

Approximate Gross Internal Area 958 sq ft – 89 sq m  
 Ground Floor Area 508 sq ft – 47 sq m  
 First Floor Area 450 sq ft – 42 sq m



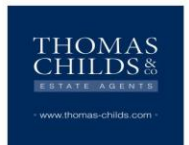
Ground Floor



First Floor



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.



## Energy performance certificate (EPC)

34, New Road HERTFORD SG14 3JL	Energy rating <b>D</b>	Valid until: <b>10 November 2029</b>
		Certificate number: <b>9164-2818-7391-9901-3471</b>
Property type	Semi-detached house	
Total floor area	75 square metres	

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.  
THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.