



Chain Free

Allocated Parking Space

Short Walk to Hertford East Railway Station

Low Maintenance Garden

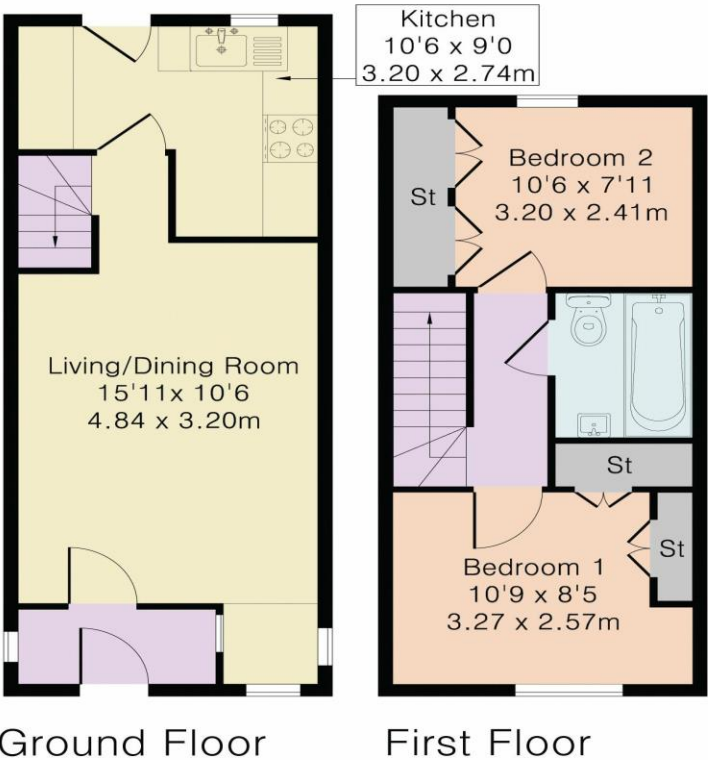


17 Holden Close
Hertford, SG13 7JU

**Offers in the Region
Of £340,000**

Thomas Childs & Co are delighted to bring to market this CHAIN FREE two bedroom home in Hertford. The house is in a sought after location a very short walk away from Hertford East Station. The property benefits from an allocated parking space and a private garden. The house briefly comprises of an entrance porch, a living room/ dining room and separate kitchen, on the first floor there are two bedrooms and the bathroom. The property is within a short walk to Tesco Supermarket and Hertford East Railway station, trains from here go into London Liverpool Street. Hertford Town centre is a level walk, approximately 10 mins, the town offers a good choice of restaurants, shops, bars and leisure facilities, including the newly opened theatre and cinema. We anticipate a lot of interest in this home, please call to arrange a viewing 01902 721321

Approximate Gross Internal Area 583 sq ft – 55 sq m
Ground Floor Area 310 sq ft – 29 sq m
First Floor Area 273 sq ft – 26 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.



Energy performance certificate (EPC)

17 Holden Close HERTFORD SG13 7JU	Energy rating C	Valid until: 6 November 2033
		Certificate number: 6190-5793-0822-3375-3073

Property type	Mid-terrace house
Total floor area	50 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 C. 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.

For properties in England and Wales:

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.