



Three Bedroom Victorian Town House

Off Street Parking and Garage

Two Receptions, Kitchen to Rear with Access to Garden

Three Double Bedrooms

Large Family Bathroom

Desirable Location



116 Duncombe Road
Hertford, SG14 3DA

Guide Price £750,000

Thomas Childs & Co are delighted to bring to market this fantastic Victorian townhouse situated on one of Bengoe's desirable streets; Duncombe Road. VIEWINGS FROM 28TH OCTOBER 2024 The property offers two large receptions, a W.C and Kitchen on the ground floor. The first floor offers two double bedrooms that include the principle largest room and a large family bathroom. There is a second floor with an additional double bedroom. The house has a lovely garden with a sheltered outdoor dining area, perfect for entertaining throughout the year. To the rear of the property there is parking for one car and a garage that is included. The property is being sold CHAIN FREE Please do call us on 01992 721 321 to register your interest and book in a viewing.

Approximate Gross Internal Area 1068 sq ft – 99 sq m
 Ground Floor Area 422 sq ft – 39 sq m
 First Floor Area 427 sq ft – 40 sq m
 Second Floor Area 218 sq ft – 20 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)

116, Duncombe Road HERTFORD SG14 3DA	Energy rating D	Valid until: 18 August 2029
		Certificate number: 9178-8049-6288-4221-5924

Property type	Semi-detached house
Total floor area	97 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 C.

[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		
69-80	C		
55-68	D	55 D	80 C
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.