

Thomas Childs & Co 9 Parliament Square Hertford Hertfordshire SG14 1EY sales@thomas-childs.com 01992 721321



**Three Bedroom Victorian Town House** 

Two Receptions, Kitchen to Rear with Access to Garden

**Large Family Bathroom** 

**Off Street Parking and Garage** 

**Three Double Bedrooms** 

**Desirable Location** 



116 Duncombe Road Hertford, SG14 3DA

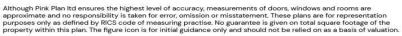
**Guide Price £750,000** 

Thomas Childs & Co are delighted to bring to market this fantastic Victorian townhouse situated on one of Bengeo'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















## Rules on letting this property

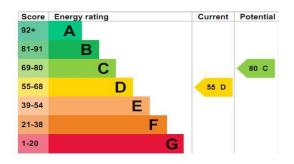
Properties can be let if they have an energy rating from A to E.

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

## **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