

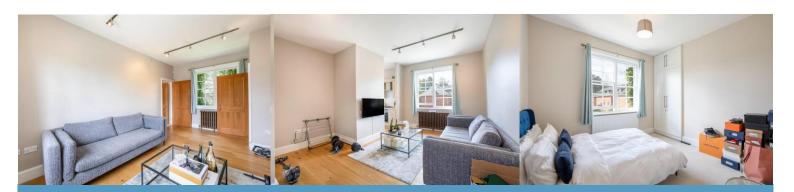
Thomas Childs & Co 9 Parliament Square Hertford Hertfordshire SG14 1EY sales@thomas-childs.com 01992 721321



Great commuter links via Trains and major road A10, M25, M11, and A1.

Features high ceilings, sash windows, cast iron radiators

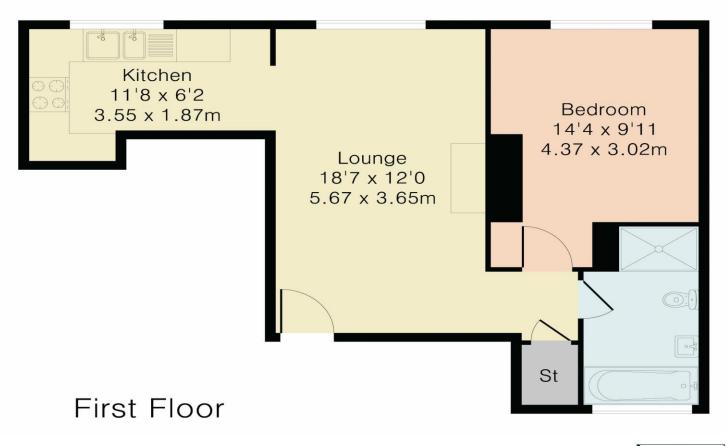
63 acres of beautiful park land



9 The Stables Hertford, SG13 8FP

£275,000

Thomas Childs are delighted to bring to the market this beautifully finished property combining period charm with modern luxury. It features a spacious master bedroom, an open-plan living/dining area, a fully equipped kitchen, and a luxurious bathroom. high ceilings, sash windows, cast iron radiators. The property sits in 63 acres of beautiful communal parkland. Located on the Balls Park estate just outside Hertford Town which provides excellent transport links include two train stations with direct routes to London, plus easy access to the M25, A10, M11, and A1.



Approximate Gross Internal Area 492 sq ft - 45 sq m

PINK PLAN

Although Pink Plan Itd 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) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
9 THE STABLES ROAD FROM MANGROVE ROAD THROUGH BALLS PARK TO LONDON ROAD BALLS PARK HERTFORD SG13 8FP	Energy rating	Valid until:	3 December 2030
		Certificate number:	9330-2524-4020-2900-3155
Property type	Top-floor flat		
Total floor area	43 square metres		

Rules on letting this property

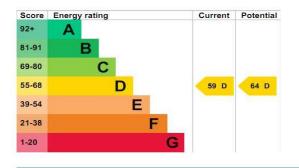
Properties can be let if they have an energy rating from A to E.

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

Energy rating and score

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

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

https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2524-4020-2900-3155?print=true

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.