



**Sought After Location Within A Short Walk Of Hertford Town Centre**

**River Views To Rear**

**Garage And Allocated Parking**

**Three/Four Bedrooms**

**Award Winning Development**

**Brand New Kitchen**



**16 Brewhouse Lane**  
Hertford, SG14 1TZ

**Offers in Excess of  
£750,000**

Thomas Childs & Co are delighted to bring to market this 3/4 bedroom character modern townhouse situated on this sought after development within easy access to all Hertford amenities. The property is situated in one of Hertford's best Town Centre locations offering a flat walk into the town whilst remaining in a quiet and peaceful location tucked away down by the River Beane.

This beautiful home benefits from accommodation spread over three floor offering ample space. The ground floor welcomes you with a entrance porch which leads into the hallway where you will find a downstairs w/c. There is also a separate newly fitted kitchen/breakfast area and a lovely living room which has French doors leading straight out onto the private rear garden. On the first floor, there are two generous size bedrooms one is currently being used as a lovely bright living room. The main bedroom has fitted wardrobes, there is also a bathroom suite just off the landing. The second floor includes a further two double bedrooms and shower room.

Externally, this property has a low maintenance rear garden, garage and allocated parking with further visitor parking available. Viewing is recommend to truly appreciate this lovely house.

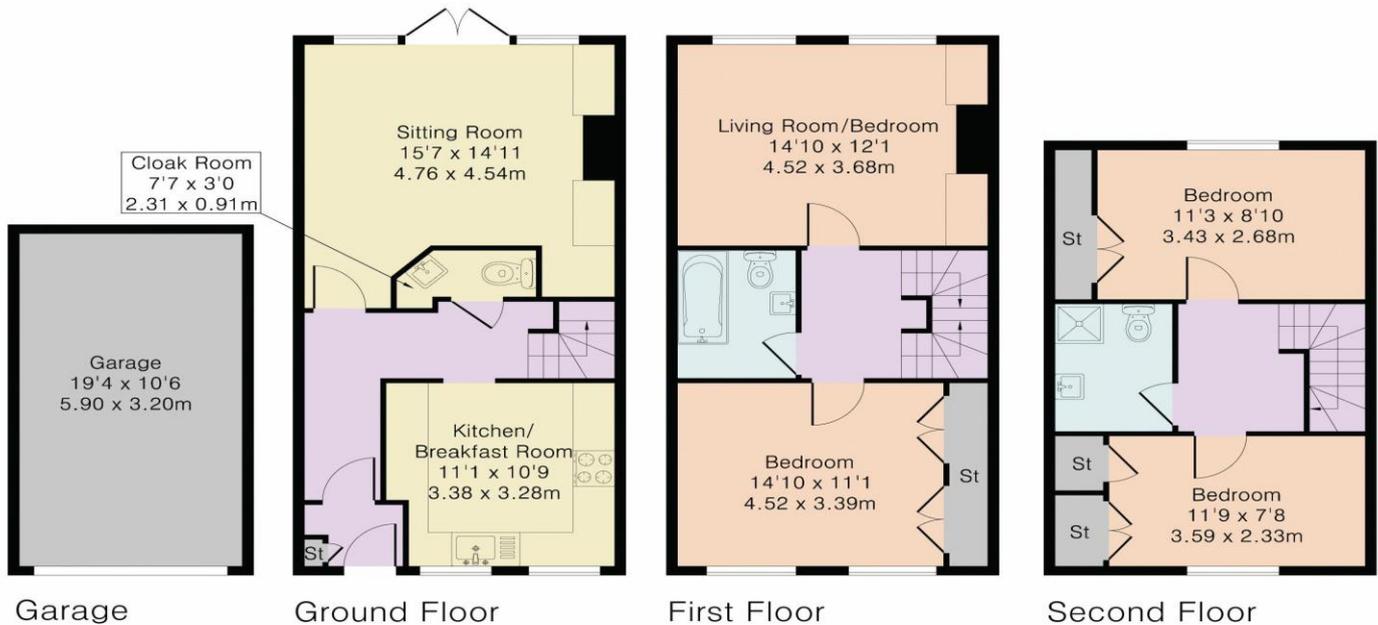
**Approximate Gross Internal Area 1445 sq ft - 135 sq m**

Ground Floor Area 443 sq ft – 41 sq m

First Floor Area 448 sq ft – 42 sq m

Second Floor Area 351 sq ft – 33 sq m

Garage Area 203 sq ft – 19 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)

16 Brewhouse Lane HERTFORD SG14 1TZ	Energy rating	Valid until:	4 July 2033
	<b>C</b>	Certificate number:	0160-2225-9038-2307-9725

Property type	Mid-terrace house
Total floor area	119 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

#### 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.