

THOMAS CHILDS & CO

ESTATE AGENTS

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



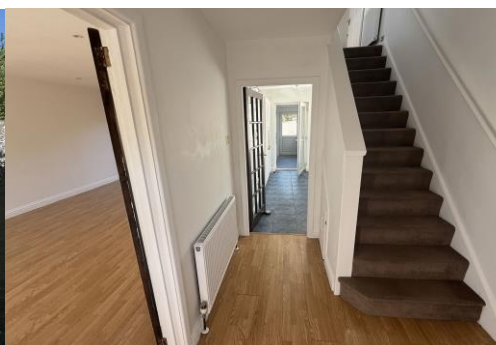
CHAIN FREE: Great Opportunity to Re-Model

Three Bedroom Semi-Detached House

Fantastic Quiet Village Location

Village Offers Wonderful Village Shop, Church and Large Park/Playing Fields

Large Garden



16 Goddards Close
Hertford, SG13 8NA

Offers in Excess of
£550,000

CHAIN FREE and Re-Model Opportunity A fantastic opportunity to purchase this semi-detached family home which is set on this quiet cut de sea in the very sought after village of Little Berkhamstead. The property is chain free and was a rental house and thus in need of some modernisation and care making this a great opportunity for someone to come and add some value and create a great family home. The house currently offers a Large reception room, entrance hall, kitchen, W.C and utility room on the ground floor and three bedrooms and a family bathroom on the first floor. At the front of the house there is a front garden area and the rear garden is very large and laid to lawn. Little Berkhamsted is a sought after village close to Hertford and offers its residences a wonderful village shop, a beautiful church and a large park and playing fields in the centre of the village. There is also a local pub. The village has good links for the A1m, A414 and A10 and local stations are Bayford, Hatfield or Broxbourne. Contact Thomas Childs & Co to organise a viewing, 01992 721 321



Energy performance certificate (EPC)

16 Goddards Close Little Berkhamsted HERTFORD SG13 8NA	Energy rating	Valid until: 15 March 2032
	E	Certificate number: 0130-2275-5070-2092-8875

Property type Semi-detached house

Total floor area 88 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 E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		66 D
39-54	E	45 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.