



## 1 Cowper Crescent | Hertford | SG14 3DY

£2,150 pcm

An immaculately presented three bedroomed semi detached property situated in this highly regarded residential location. <https://www.madesnappy.co.uk/tour/1g9b4g12e0c> - property tour. Occupying a corner plot of well maintained gardens and driveway to rear providing parking for two vehicles. Feature open plan kitchen/diner overlooking the rear garden. Utility and cloakrooms. Unfurnished. EPC rating D, Council Tax B and E. Deposit equal to one month rent.

- Three bedroomed semi detached
- Sought after residential location
- Corner plot of gardens
- Superb presentation
- Two receptions



## Property Description

ENTRANCE HALL

CLOAKROOM

KITCHEN

10' 10" x 17' 11" (3.3m x 5.46m)

DINING AREA

LOUNGE

11' 3" x 17' 7" (3.43m x 5.36m)

FAMILY ROOM

12' 7" x 9' 7" (3.84m x 2.92m)

UTILITY ROOM

7' 5" x 7' 1" (2.26m x 2.16m)

BATHROOM

8' 2" x 5' 9" (2.49m x 1.75m)

BEDROOM

12' 10" x 11' 4" (3.91m x 3.45m)

BEDROOM

12' 9" x 11' 4" (3.89m x 3.45m)

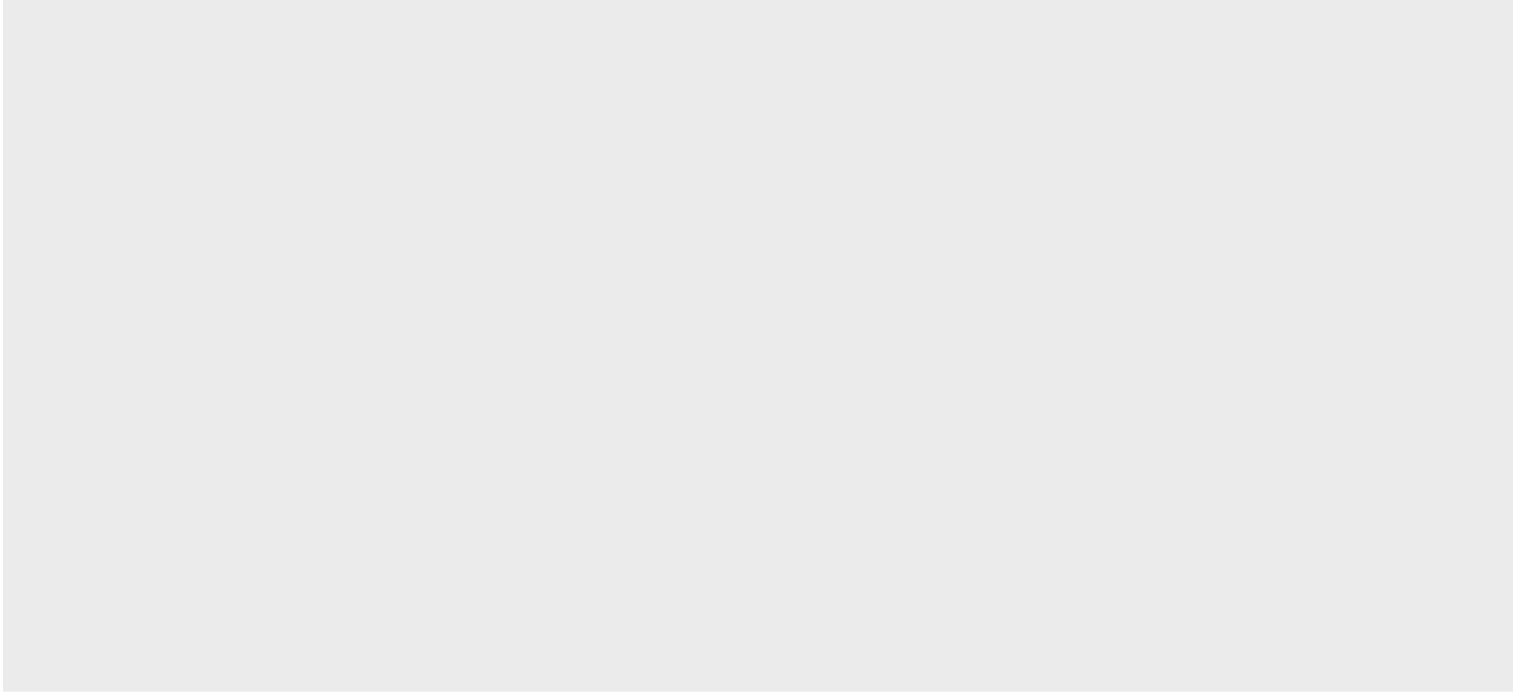
BEDROOM

7' 9" x 7' 0" (2.36m x 2.13m)

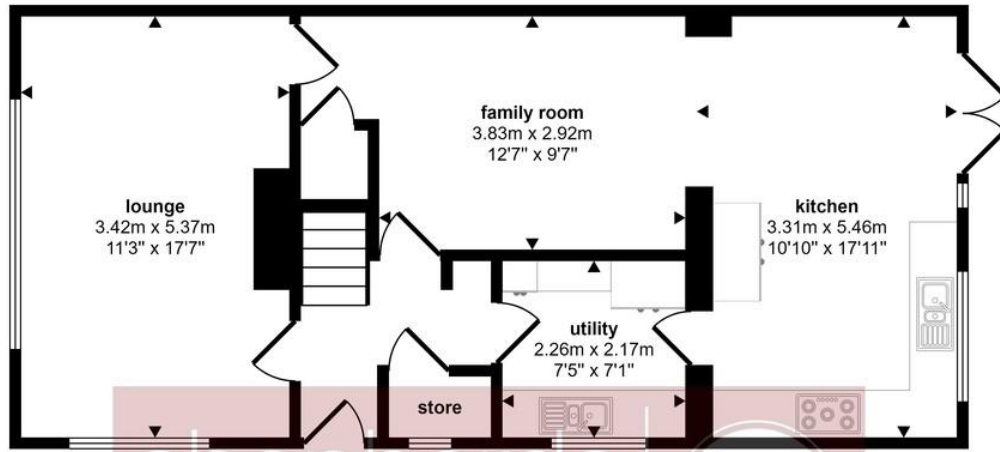
GARDEN

DRIVEWAY TO REAR PROVIDING PARKING FOR TWO

VEHICLES

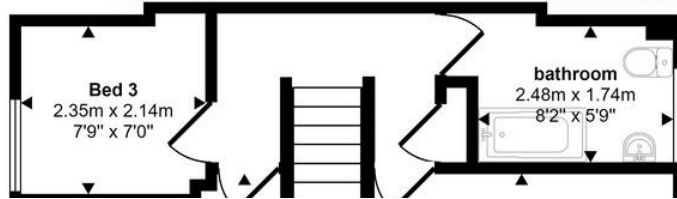


Approx Gross Internal Area  
108 sq m / 1165 sq ft



Ground Floor  
Approx 65 sq m / 696 sq ft

shepherds  
Lettings  
A better home  
moving experience



## Council Tax Band

E

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Hertfordshire

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## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80   C
55-68	D	65   D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements