



**The Wick, Hertford, SG14 3HW**



## Welcome to The Wick, Hertford

Situated in one of Bengeo's most popular residential turnings, this rarely available three-bedroom terraced family home offers excellent potential for modernisation throughout. The ground floor features two reception rooms, providing access to a private and secluded rear garden, a fitted kitchen, and a convenient downstairs cloakroom. Upstairs, there are three well-proportioned bedrooms alongside a family bathroom, making it an ideal home for growing families. Additional benefits include double glazing, gas central heating, and externally, a garage-en-bloc with parking space in front of the garage. Perfectly positioned, the property is just a short walk from Bengeo Primary School, local shops, and scenic country walks. With its generous layout and scope to improve, this home presents an exciting opportunity for buyers seeking to create a property tailored to their own style. Offered chain free.



## -Accommodation Overview-

### Entrance Hall:

Stairs to first floor, three storage cupboards, radiator.

### Downstairs Cloakroom:

Wash hand basin, WC.

### Lounge:

14' x 12' 3" (4.27m x 3.73m)

Double glazed window to front aspect, electric feature fireplace, French doors leading to dining room, laminate flooring, radiator.

### Dining Room:

10' 7" x 9' 3" (3.23m x 2.82m)

Double glazed sliding door leading to rear garden, laminate flooring, radiator.

### Kitchen:

9' 8" x 7' 7" (2.95m x 2.31m)

Range of wall and base units with work surface over, sink unit with mixer tap over, gas hob with electric oven, plumbing and space for washing machine, integrated fridge, double glazed window to rear aspect, double glazed door leading to rear garden.

### -First Floor Landing-

Storage cupboard, loft access.

### Bedroom One:

13' 3" x 12' 9" (4.04m x 3.89m)

Double glazed window to front aspect, carpet, radiator.

### Bedroom Two:

12' 7" x 9' 6" (3.84m x 2.90m)

Double glazed window to rear aspect, fitted wardrobes, carpet, radiator.

### Bedroom Three:

8' 2" x 7' (2.49m x 2.13m)

Double glazed window to front aspect, carpet, radiator.

### Bathroom:

Three-piece suite comprising of panel enclosed bath with wall mounted shower over, wash hand basin with mixer taps and cupboard beneath, WC, obscure double-glazed windows to rear aspect, chrome heated towel rail.

### -Exterior-

### Rear Garden:

Laid to lawn rear garden with shrubs, fence boundary walls, storage shed.

### Garage -En-Bloc

Garage-En-Bloc - Please ask agent for more details on this.

### Parking:

Parking space in front of the garage.

### Agent Note:

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.



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## Welcome to The Wick, Hertford

- Three Bedroom Mid-Terrace Family Home
- In Need Of Modernisation
- Downstairs Cloakroom & Upstairs Bathroom
- Garage-En-Bloc With Space To Park In Front
- Two Reception Rooms & Fitted Kitchen
- Short Walk To Bengeo Primary School
- Offered Chain Free
- Situated In A Very Sought After Area In Bengeo

Tenure: Freehold

EPC Rating: C

Council Tax Band: E

Guide Price

**£475,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focagent.com

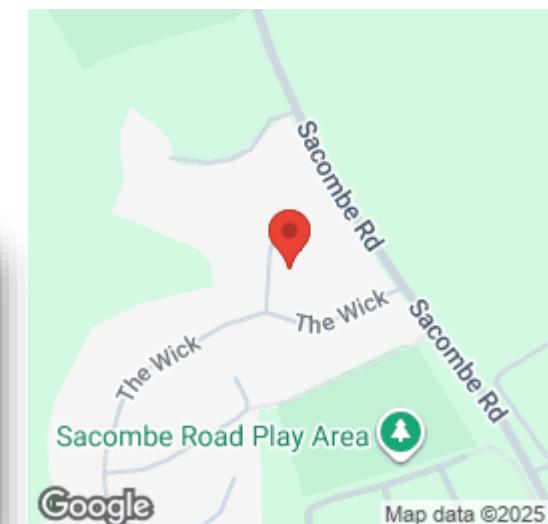


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Property Ref:  
HFD107881 - 0004

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Please note the marker reflects the postcode not the actual property

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