



Shepherds
Property Sales & Lettings



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The Copse | Hertford | SG13 7TX | £374,995





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Located in The Copse Hertford within the well regarded Foxholes development, this delightful mid-terrace house offers an excellent first time purchase. Built in c1994, the property boasts a modern design that is both inviting and functional.

Upon entering the entrance hall, you are greeted by a good size living room that flows seamlessly into a bright conservatory, providing an ideal space for relaxation or entertaining guests. The well-appointed kitchen comes equipped with essential appliances, making meal preparation a breeze. Additionally, the ground floor cloakroom adds to the practicality of the home.

The first floor features two generously sized double bedrooms, each offering ample space for furnishings and personal touches. A well-designed bathroom with a WC completes the upper level.

For those with a vehicle, the property includes parking for one car, adding to the convenience of this lovely home. The surrounding area is an excellent choice for families or professionals.

Located to the east of vibrant Hertford Town, a good choice of local amenities are offered, a plethora of shops, pubs and restaurants and busy night time economy. A choice of rail stations are offered Hertford East into London Liverpool Street and Hertford North into London Moorgate, ideal for commuters.

An early "Chain Free Sale" is offered.

- Early Chain Free Sale
 - Goodsize Living/Dining Room
 - Double Glazing
- Two Double Bedrooms
 - Double Glazed Conservatory
 - Ground Floor Cloakroom
- First Floor Bathroom
 - Gas Central Heating
 - Kitchen With Appliances



Entrance Hall	Bedroom One
8'8 x 3'5	12'5 x 9'2
Cloakroom	Bedroom Two
5'1 x 2'6	12'4 x 9'2
Kitchen	Bathroom
8'2 x 6'1	6'4 x 5'6
Living/dining room	Rear Garden
15'10 x 12'5	20' approximately
Conservatory	Timber Shed
10'8 x 9'1	
Landing	
6'6 x 6'7	



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Tenure : Freehold
Council: East Hertfordshire
Tax Band: C



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The Copse Hertford



Parking Space

The floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd



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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

