



52 The Copse | Hertford | SG13 7TX

£1,400 pcm

A two bed roomed modern home situated in this popular development within a peaceful cul de sac location. Gas centrally heated and will allocated parking space and private rear garden. EPC rating C, Council Tax Band C-East Hertfordshire District Council. Deposit is equal to one month rent.

- Two bedrooms
- Living Room
- Cul de sac location
- Private rear garden
- Allocated Parking



Property Description

[HTTPS://SPRIFT.COM/DASHBOARD/CUSTOM-IPR-REPORT/?ACCESS_REPORT_ID=5022924](https://sprift.com/dashboard/custom-ipr-report/?access_report_id=5022924)

https://sprift.com/dashboard/custom-ipr-report/?access_report_id=5022924

ENTRANCE HALL

LIVING ROOM

KITCHEN

FIRST FLOOR LANDING

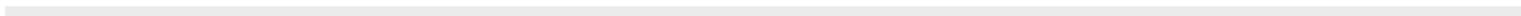
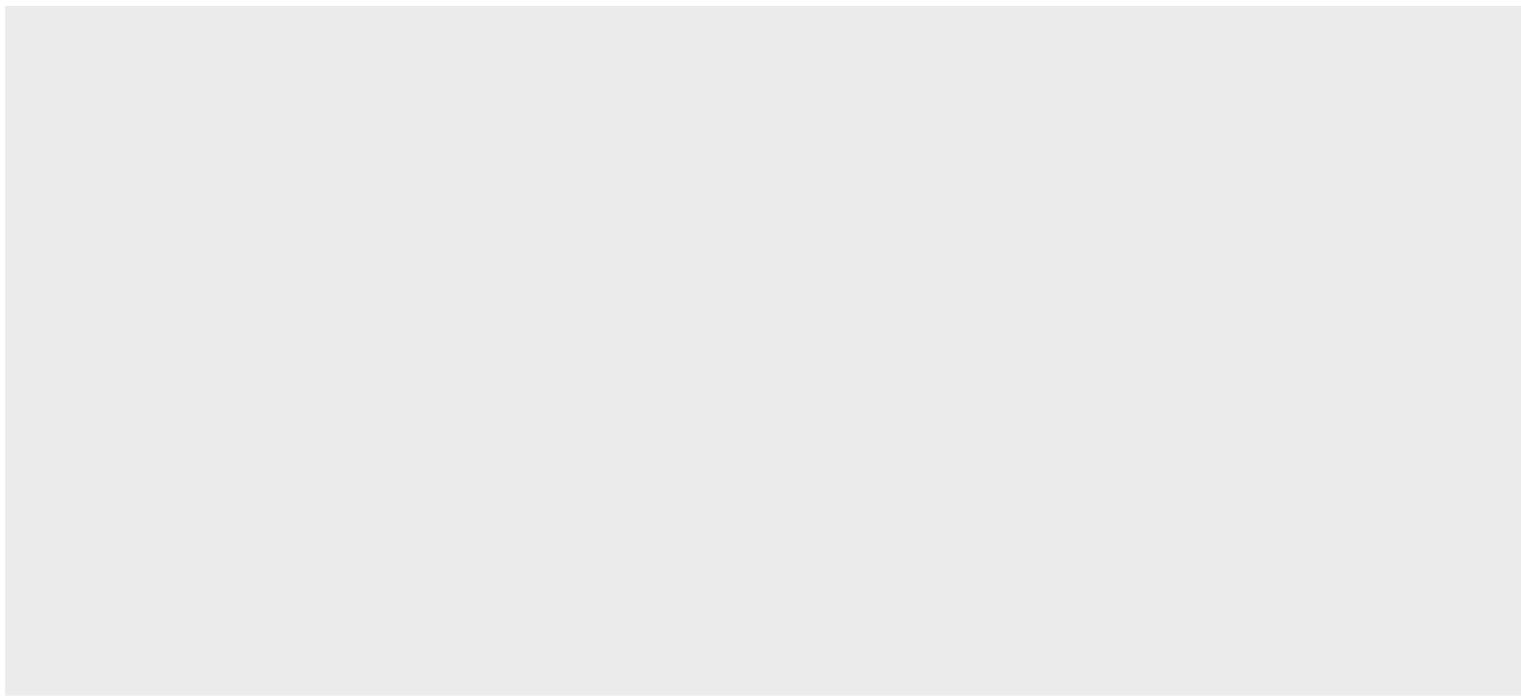
BEDROOM ONE

BEDROOM TWO

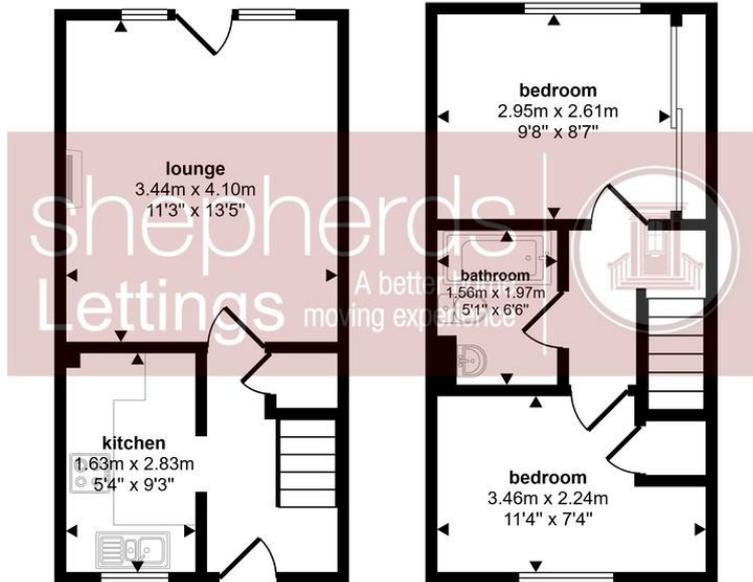
BATHROOM

REAR GARDEN

ALLOCATED PARKING



Approx Gross Internal Area
49 sq m / 524 sq ft



Ground Floor
Approx 24 sq m / 261 sq ft

First Floor
Approx 24 sq m / 263 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Contact Details

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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C	76 C	
55-68	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