



89, Wellington Street, Bengoe
SG14 3AN

Offers In Excess Of £390,000



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89 Wellington Street, Bengeo, Hertfordshire, SG14 3AN

Steven Oates are delighted to present this two bedroom Victorian cottage situated in the heart of lower Bengeo allowing easy and convenient access to both the Town Centre and Hertford North rail station. Arranged over two levels, this lovely cottage benefits from a cosy lounge, kitchen/diner, character features, two bedrooms, first floor bathroom and mature rear garden with brick built out building, Internal viewing highly recommended.

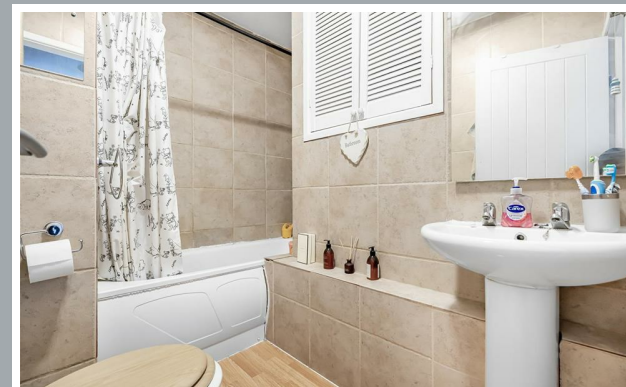
The property is located within the lower slopes of Bengeo within an attractive Victorian road with excellent access to Hertford North station which is just a few minutes away. Local schooling is excellent with popular Millmead Primary School only a short distance away.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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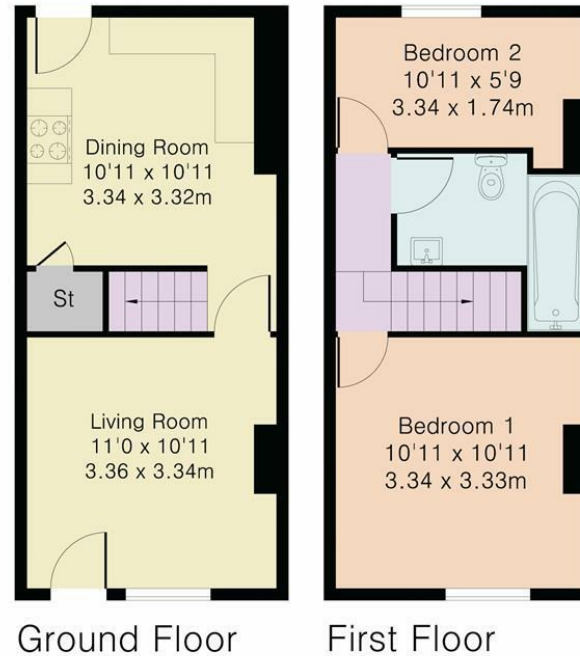


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Approximate Gross Internal Area 549 sq ft – 51 sq m
Ground Floor Area 275 sq ft – 26 sq m
First Floor Area 275 sq ft – 26 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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