



**Ware Road
Hertford**



£1,995 Per month

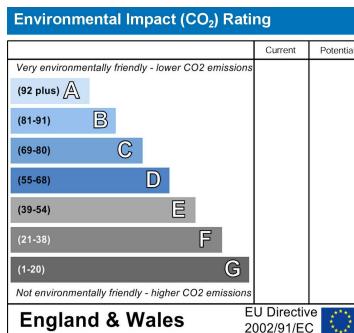
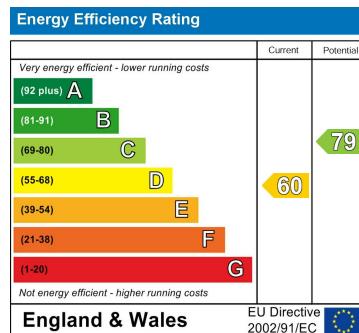
A well presented town house located in close proximity to Hertford Town Centre. Comprising fitted Kitchen/Diner With French Doors Leading To Small Court Yard Garden.

Rear Access to Allocated Parking, Downstairs

Cloakroom, Study, 1st floor Family Bathroom, Lounge with Fireplace, Single Bedroom With Storage, 2nd Floor Master Bedroom With Ensuite Bathroom & French Doors Leading To Balcony Further Double With Built in Storage.

Offered unfurnished. Private tenants only.

- **Hardwood entrance hallway**
 - **Ground floor study**
 - **Ground floor W.C**
 - **Kitchen/dining room**
 - **Courtyard garden access**
 - **First floor living room**
 - **Family bathroom**
- **Main bedroom with balcony**
 - **En-suite bathroom**
 - **1 Parking Space**



ENTRANCE

Entrance via hardwood door. Stairs to first floor with storage under. Double Radiator. Laminate floor. Coving to ceiling.

KITCHEN DINER

18'09 x 12'08 (5.72m x 3.86m)
Glazed double doors to courtyard garden.
Range of fitted wall and base units with worktop over incorporating stainless steel one and a half bowl sink with mixer tap over.
Space for dishwasher, electric oven with gas hob and extractor fan over. Freestanding Fridge Freezer. Plumbing for washing machine.

GROUND FLOOR WC

Double Radiator. Wall hung Basin, Low Flush W.C. Laminate flooring. Extractor fan

BEDROOM 4 / STUDY

8' x 6'03 (2.44m x 1.91m)
Double glazed sash window to the front.
Double Radiator. Laminate flooring. Coving to ceiling

FIRST FLOOR

Stairs laid to carpet.
Doors to:-

LIVING ROOM

15'01 x 8'04 (4.60m x 2.54m)
Sash window to the rear. Double Radiator.
Flooring laid to carpet. Coving to ceiling

FAMILY BATHROOM

Double Radiator. suite comprising: Pedestal wash hand basin, low flush WC, Panel bath

with shower screen and shower attachment.
Part tiled walls. extractor fan. Inset spotlights to ceiling.

BEDROOM 3

8'04 x 6'01 (2.54m x 1.85m)
Sash Window to the front. Double radiator.
Coving to ceiling. Flooring laid to carpet.
Storage cupboard

SECOND FLOOR

Stairs laid to carpet
Doors to:-

MAIN BEDROOM

12'09 x 10'01 (3.89m x 3.07m)
Glazed double doors to Balcony. Radiator.
Flooring laid to carpet. Coving to Ceiling.
Door to En-suite

EN SUITE TO MAIN

Double Radiator. suite comprising: Pedestal wash hand basin, low flush WC, Panel bath with shower screen and shower attachment.
Part tiled walls. extractor fan. Inset spotlights to ceiling.

BEDROOM 2

9'04 x 8 (2.84m x 2.44m)
Sash Window to the front. Double radiator.
Coving to ceiling. Flooring laid to carpet.
Storage cupboard

PARKING

The property comes with 1 parking space

