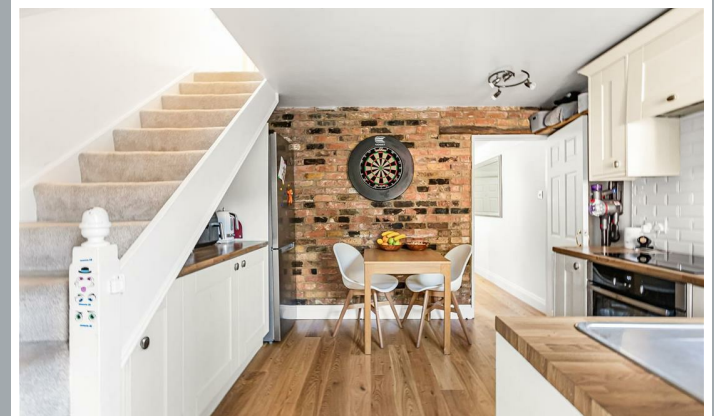




53, Port Vale, Hertford
SG14 3AF
Offers In Excess Of £500,000





53 Port Vale, Hertford, Hertfordshire, SG14 3AF

Nestled in the highly sought-after area of Port Vale, this charming two-bedroom Victorian home has been beautifully modernised throughout and is ideally situated within a short walk of Hertford Town Centre and its excellent range of amenities. Arranged over two floors, the property offers approximately 815 sq ft of well-presented accommodation. The ground floor comprises a welcoming lounge, a stylish kitchen/dining room, a rear lobby providing access to the garden, and a contemporary shower room. Upstairs, there are two generously sized double bedrooms. Externally, the property benefits from a front garden and a sunny south-west facing rear garden. The garden also features a versatile garden room with power, lighting, and its own shower room, making it perfect as a home office, studio, gym, or guest space. To the rear of the garden, there is off-street parking, in addition to a residents' car park.

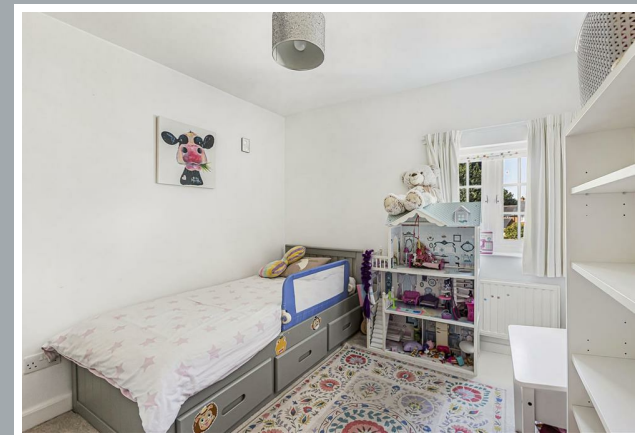
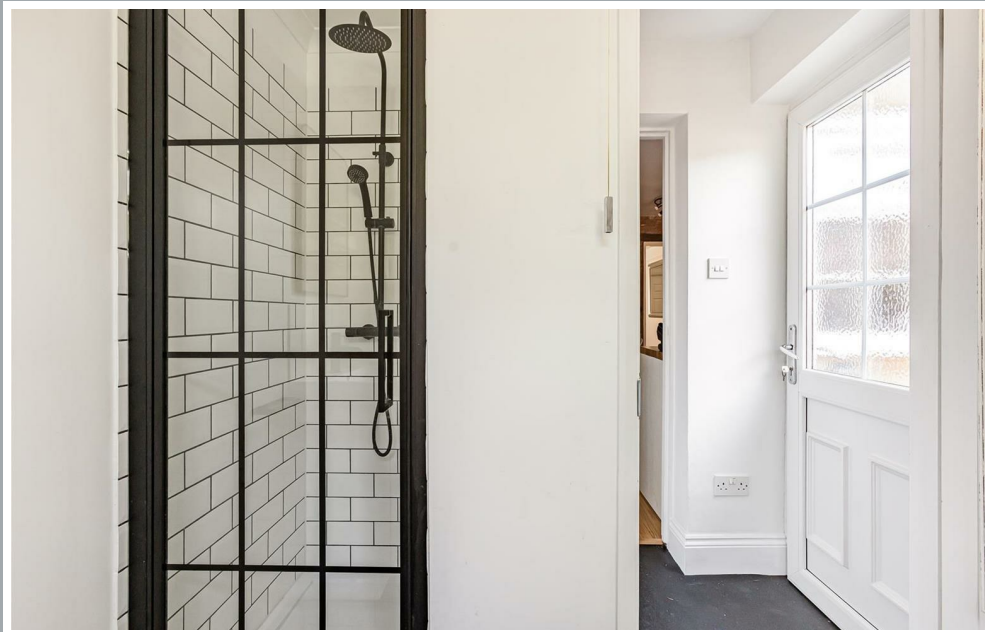
This character home is ideally situated within this quiet no through road, nestled amongst the lower slopes of Bengoe only 0.6 Miles from Hertford North mainline station which serves London's Moorgate & Kings Cross. Hertford East rail station is also a 15 minute walk (approx) whilst Hertford town centres multiple facilities is only a short distance away. Port Vale is within close proximity to the ever popular Millmead School which offers nursery and primary schooling.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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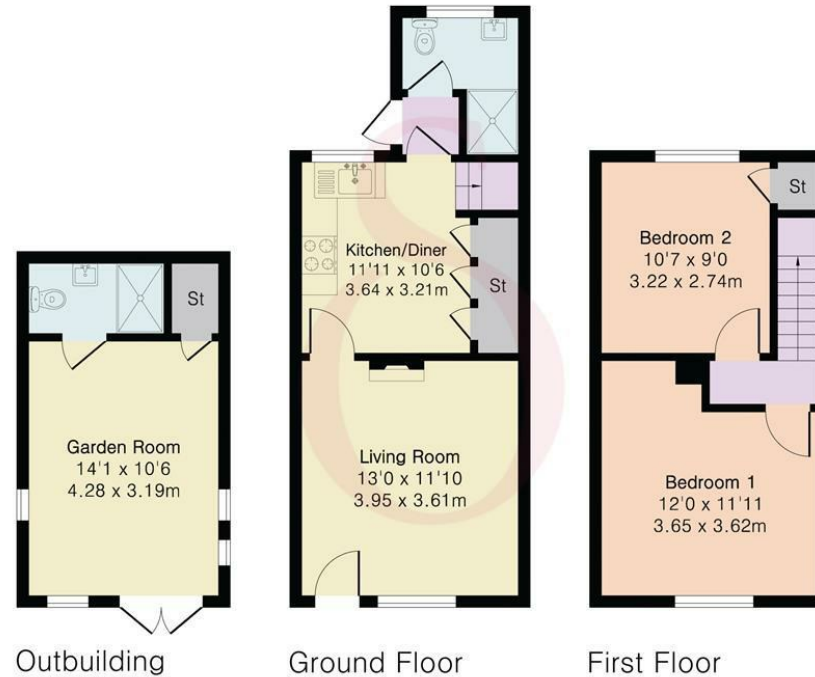
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**Approximate Gross Internal Area 623 sq ft - 58 sq m
(Excluding Outbuilding)**

Ground Floor Area 337 sq ft – 31 sq m

First Floor Area 286 sq ft – 27 sq m

Outbuilding Area 192 sq ft – 18 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

