

shepherds
A better home
moving experience



25 Copperwood
Hertford, SG13 7HZ

Guide Price £280,000



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Chain Free | Peaceful Cul-de-Sac
Setting | Two Bedrooms

Tucked away within the sought-after Copperwood development on the east side of Hertford, this CHAIN FREE two-bedroom house offers an excellent opportunity for first-time buyers, downsizers or investors alike. Enjoying a peaceful and secluded position to the rear of the development and surrounded by mature greenery, the property provides well-proportioned accommodation arranged over two floors and presents the perfect opportunity for a purchaser to modernise and personalise the interiors to create a home tailored to their own style and requirements.

The ground floor features a spacious living/dining room and separate kitchen, while upstairs offers two bedrooms and a family bathroom. Residents benefit from casual parking within the development, together with visitor parking, adding to the convenience of this attractive setting.

Ideally located for Hertford's range of shops, restaurants, leisure facilities and transport links, this charming home combines a tranquil tucked-away location with easy access to everyday amenities. Offering both immediate comfort and exciting potential for enhancement, this is a property that can truly be made your own.





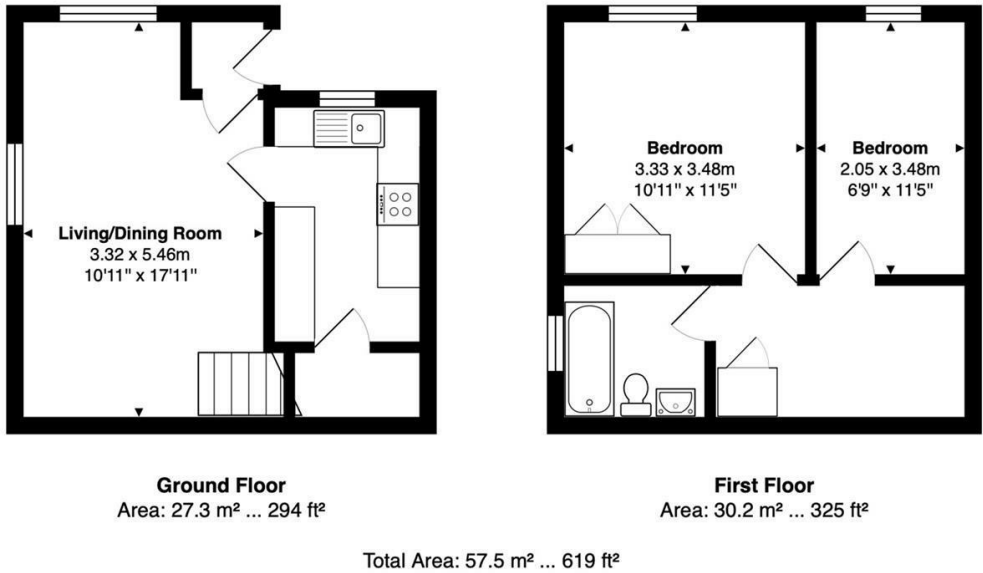
- Chain-free sale offering a straightforward purchase process
- Sought-after Copperwood development on the popular east side of Hertford
- Peaceful tucked-away position surrounded by mature trees and greenery
- Spacious living/dining room with plenty of natural light
- Separate kitchen with scope for modernisation and improvement
- Two first-floor bedrooms and a family bathroom
- Excellent opportunity to update and personalise to individual tastes
- Casual residents' parking and visitor parking available within the development
- Leasehold - 947 years remaining

Tenure

Leasehold - 947 years remaining
 Service Charge - £1540 per annum
 Ground Rent- £400 per annum



Floor Plan



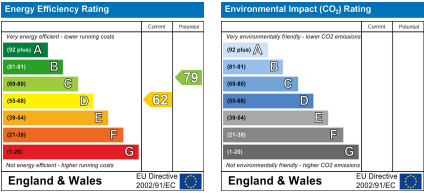
FOR ILLUSTRATIVE PURPOSES ONLY: NOT TO SCALE
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.
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Viewing

Please contact Shepherds of Hertford on 01992 551955 if you wish to arrange a viewing appointment for this property or require further information.

Tenure
Leasehold

Energy Performance Graph



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