



 Steven Oates

Ladywood Road, Hertford
£1,450 pcm

A well-presented two bedroom home located within a popular residential area of Hertford, offering bright and spacious accommodation throughout and benefiting from a conservatory and private rear garden. Ideally situated within easy reach of Hertford town centre, local amenities and transport links. The accommodation comprises an entrance hall leading to a generous lounge/dining room, modern fitted kitchen with appliances and a conservatory overlooking the rear garden. To the first floor are two good sized bedrooms and a family bathroom. Externally, the property benefits from a low maintenance rear garden with patio area and storage shed. Residents parking is available nearby. Offered unfurnished and available from 20th July.



LOUNGE 13' 5" x 12' 2" (4.09m x 3.71m)
DINING ROOM 13' 2" x 6' 8" (4.01m x 2.03m)
KITCHEN 9' 2" x 6' 3" (2.79m x 1.91m)
CONSERVATORY 11' 1" x 7' 0" (3.38m x 2.13m)
BEDROOM ONE 10' 3" x 8' 9" (3.12m x 2.67m)
BEDROOM TWO 9' 2" x 7' 2" (2.79m x 2.18m)
BATHROOM
GARDEN



Total area: approx. 61.0 sq. metres (657.1 sq. feet)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.