



Chain Free

Off Street Parking

Short Walk to Hertford North Train Station

Garage/Workshop

Two Double Bedrooms

First Floor Bathroom



67 Port Vale
Hertford, SG14 3AF

**Offers in the Region
Of £550,000**

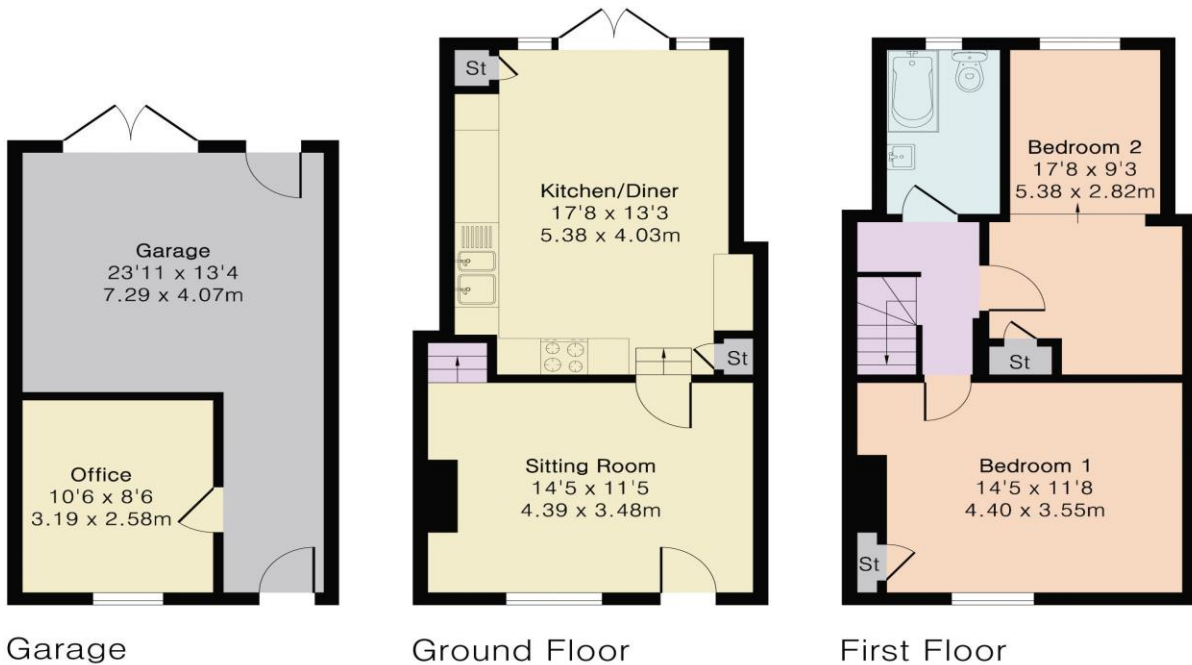
Thomas Childs & Co are delighted to bring to market this pretty cottage, with garage, parking and garden on one of the most sought after streets in Hertford. The *Chain Free* cottage comprises of a sitting room with stripped wood floorboards, beams to the ceiling and a brick fronted fireplace with open fire. Steps lead down the large kitchen/dining/family room with doors leading out onto the garden. The kitchen has cream shaker style cupboards, wooden work surfaces and a stone tiled floor. There is ample space for a dining table and small sofa. On the first floor there are two double bedrooms and a family bathroom. Outside the garden is mainly laid to lawn with a large patio at the rear of the house, ideal for entertaining. The large garage/workshop also houses a home office and is accessed from either the garden or the service road at the rear. There are two off street parking spaces in front of the garage. Port Vale is a very desirable street, a short level walk to Hertford Town centre, and within an easy walking distance of Hertford North Railway station. The sought after primary school Mill Mead is also located on Port Vale, as is the Millstream Pub, arguably serving the best Sunday lunch in Hertford. We expect a lot of interest in this lovely home so please don't hesitate to contact one of our team to arrange a viewing.

**Approximate Gross Internal Area 797 sq ft - 74 sq m
(Excluding Garage)**

Ground Floor Area 394 sq ft – 37 sq m

First Floor Area 403 sq ft – 37 sq m

Garage Area 319 sq ft – 30 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.



Energy performance certificate (EPC)

67, Port Vale HERTFORD SG14 3AF	Energy rating C	Valid until: 1 July 2029
		Certificate number: 8241-7323-6740-1502-8902

Property type	Mid-terrace house
Total floor area	75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)