

shepherds

A better home
moving experience



17 Wellington Street
Hertford, SG14 3AN

Price Guide £410,000



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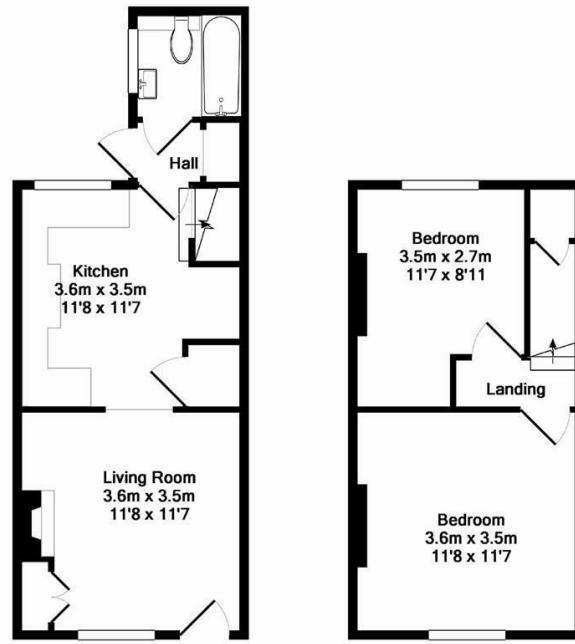
An exceptionally charming and beautifully presented two-bedroom Victorian terraced cottage, positioned in one of Hertford's most desirable locations just moments from Hertford North mainline station and the vibrant town centre with its excellent range of shops, cafés and amenities. This attractive character home offers stylish and well-planned accommodation including an inviting living room with a feature wood-burning stove, a fitted kitchen and ground floor bathroom. The property further benefits from double glazing and gas central heating throughout, a private and secluded rear courtyard garden ideal for outdoor entertaining, and a brick-built outbuilding with exciting potential to create a home office, studio or additional storage space. A rare opportunity to acquire a delightful period home in a prime location.





- Highly sought-after location within walking distance of Hertford North station and the town centre
- Charming two-bedroom Victorian terraced cottage full of character
- Inviting living room featuring a wood-burning stove
- Fitted kitchen and ground-floor bathroom
- Double glazing and gas central heating throughout
- Private and secluded rear courtyard garden, ideal for relaxing or entertaining
- Brick-built outbuilding with potential for use as a home office, studio or storage
- An ideal purchase for first-time buyers, downsizers or investors alike

Floor Plan



Ground floor
Approx. Floor
Area 29.8 Sq.M.
(320 Sq.Ft.)

1st floor
Approx. Floor
Area 24.4 Sq.M.
(263 Sq.Ft.)

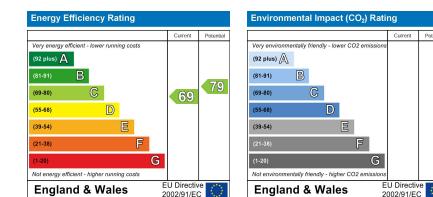
Total Approx. Floor Area 54.2 Sq.M. (583 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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.

Energy Performance Graph



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.

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