



**The Copse, Hertford, SG13 7TX**



## Welcome to The Copse, Hertford

Nestled in the highly sought-after Foxholes development, this one-bedroom freehold end of terrace house offers a fantastic opportunity for first-time buyers. The property features a spacious open-plan living, dining, and kitchen area with dual-aspect windows, allowing for plenty of natural light, and direct access to a private courtyard garden and additional large side garden to front. Upstairs, you will find a generously sized double bedroom with storage and a family bathroom. While the home requires some updating, it benefits from double glazing, central heating, and allocated parking to the front. Ideally located of Hertford town centre, this home offers convenience, charm, and potential. Dont miss out on this fantastic opportunity!



## -Accommodation Overview-

### Entrance Porch:

Front door leading into lounge.

### Lounge:

14' 3" x 9' 7" ( 4.34m x 2.92m )

Dual aspect two double glazed windows, radiator, opens to kitchen.

### Kitchen/Diner:

14' x 5' 10" ( 4.27m x 1.78m )

Fitted wall and base units with work surface over, stainless steel sink unit with mixer tap over, gas hob with extractor canopy over, built in oven, space for fridge freezer, space for washing machine, towel rail, double glazed window to front aspect, double glazed patio doors leading to rear garden, radiator.

### -First Floor Landing-

Access to loft, storage cupboard, double glazed window.

### Bedroom One:

11' x 10' 3" ( 3.35m x 3.12m )

Double glazed window to front aspect, fitted wardrobe, radiator.

### Shower Room:

Three piece shower room - shower cubicle with wall mounted shower over, wash hand basin, wall mounted mirror, WC, obscure double glazed window.

## -Exterior-

### Rear Garden:

Courtyard style garden and additional side garden to front of the property which is mainly laid to lawn.

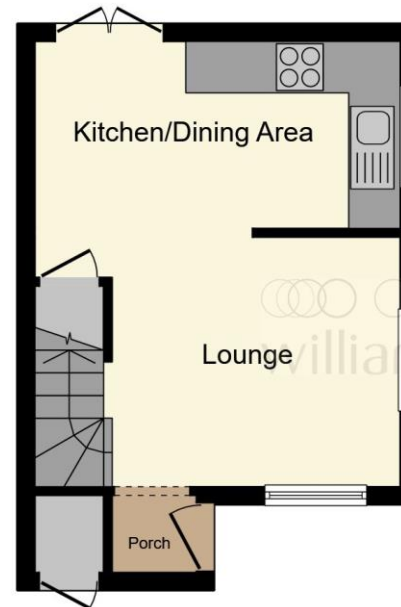
### Outside Cupboard

### Parking:

Allocated parking with visitor parking available.

### Agent Notes:

Please note there is a management charge of £200 per year for up-keep on the grounds. Please ask agent for more details.



Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## Welcome to

### The Copse, Hertford

- One Double Bedroom End Of Terrace Family Home
- Courtyard & Side Garden
- Allocated Parking & Visitor Parking
- Ideal For Hertford East Train Station
- Shower Room

Tenure: Freehold EPC Rating: D

Council Tax Band: C

Offers In Excess Of

## £290,000



Please note the marker reflects the postcode not the actual property

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