



Bengeo Street, Hertford SG14 3EX

Welcome to Bengoe Street, Hertford

Situated in the heart of the ever sought after Bengoe, this well-presented maisonette offers a large living room, immaculate kitchen, two double bedrooms, bathroom, with gardens to the front and rear, also providing a spacious studio outbuilding with utility and storage area. Within walking distance to local schools, amenities and nature walking routes, Bengoe Street must be viewed internally to be fully appreciated.



-Accommodation Overview-

Entrance Hall

Lounge / Diner:

15' 8" x 10' 8" (4.78m x 3.25m)

Double glazed window, fitted storage cupboard and shelving, fireplace, radiator.

Kitchen:

12' 2" x 7' (3.71m x 2.13m)

Fitted wall and base units with work surface over, butler style sink with mixer tap over, gas hob with oven beneath and extractor canopy over, space for washing machine, space for dishwasher, door to garden, wall mounted boiler, double glazed window.

Bedroom One:

13' 2" x 9' 9" (4.01m x 2.97m)

Double glazed window, radiator.

Bedroom Two:

10' 5" x 7' 4" (3.17m x 2.24m)

Double glazed window, radiator.

Bathroom:

Three-piece suite comprising of bath with shower over, pedestal wash hand basin, WC, chrome heated towel rail, tiled walls and flooring, obscure double-glazed window.

-Exterior-

Front Garden:

Laid to lawn.

Rear Garden:

A low maintenance rear garden being mainly laid to lawn, shrubs and trees, access to garden room.

Garden Room:

13' x 10' 7" (3.96m x 3.23m)

Double glazed doors leading into converted studio with utility and storage area, lighting, and power.

Parking:

Parking available in front of property.



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Welcome to Bengoe Street, Hertford

- Two Double Bedroom Maisonette
- Own Private Garden
- Outbuilding / Garden Room With Utility & Storage Area
- Peppercorn Ground Rent & Long Lease
- Walking Distance To Local Schools

Tenure: Leasehold

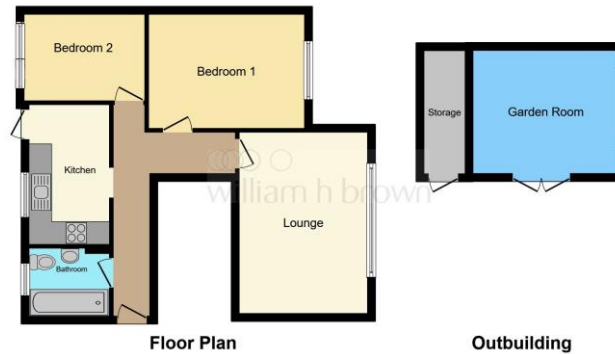
EPC Rating: D

Council Tax Band: C

Service Charge: 0

Ground Rent: 10.00 Yearly

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1960. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.focusagent.com

Offers In Excess Of
£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108066 - 0002

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