



Steven Oates are pleased to offer this modern two bedroom modern house situated in an idyllic riverside development, only a short walk from Hertford North station and Hertford Town Centre. The property benefits from a good sized living/dining room and a newly fitted German handless kitchen, quartz worktops and new appliances including built in washing machine and dishwasher. The property has a downstairs w/c, two double bedrooms with built-in wardrobes to master, family bathroom, courtyard garden and a communal garden next to the river. The property is available mid-October, offered unfurnished and has allocated parking.



Approximate Gross Internal Area 806 sq ft - 75 sq m

Ground Floor Area 345 sq ft – 32 sq m

First Floor Area 461 sq ft – 43 sq m



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

PINK PLAN

igh Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are ximate and no responsibility is taken for error, omission or misstatement. These plans are for representation ses only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the rty within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.





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.