

shepherds
A better home
moving experience



17 Braziers Field

Hertford, SG13 7JS

Price Guide £300,000



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A rare opportunity to acquire this well-positioned two-bedroom retirement bungalow for the over 55's, enjoying a particularly peaceful tucked-away setting within a quiet no-through road on the highly regarded east side of town.

Ideal for those seeking a calm and secure lifestyle, the property forms part of a well-managed development offering excellent communal facilities, including a residents' lounge and the added reassurance of an on-site manager.

The accommodation is well planned and comprises an inviting entrance area leading through to a spacious lounge/dining room, providing ample space for both living and dining furniture and enjoying a pleasant outlook. The kitchen is conveniently positioned off the main living area, while there are two well-proportioned bedrooms, perfect for visiting family, hobbies or home working.

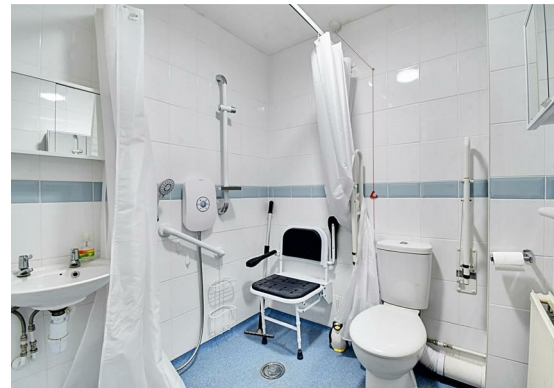
A particular feature is the refitted wet room, offering modern and practical facilities.

Although the bungalow has been well cared for, it offers excellent potential for a new owner to update and personalise to their own taste, creating a comfortable and individual retirement home.

Further benefits include a garage arranged en-bloc nearby, and the property is offered to the market chain free, ensuring a straightforward purchase.

An excellent choice for buyers looking for a quiet, secure and friendly retirement setting, conveniently located within easy reach of local amenities.



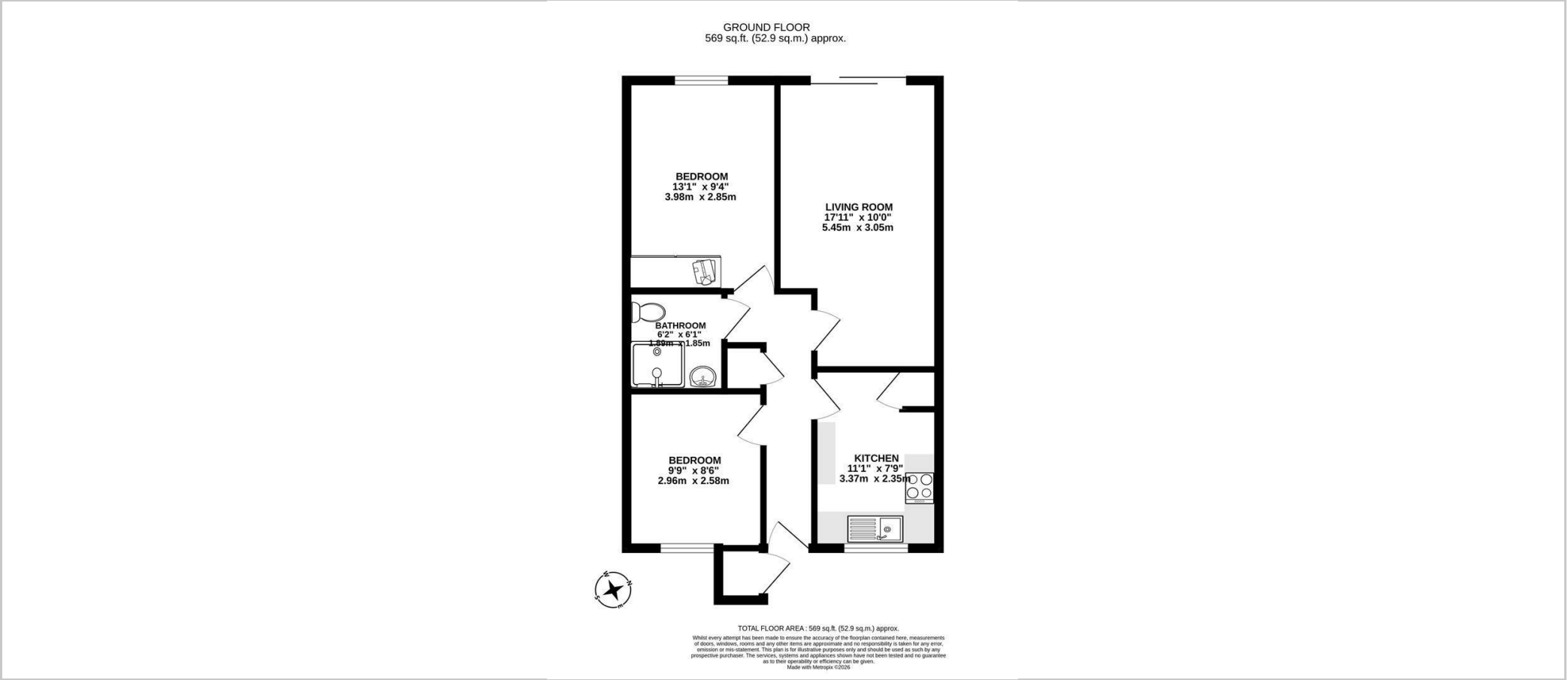


- Two bedroom retirement bungalow for the over 55's
- Peaceful tucked away position in a quiet no through road on the east side of town
- Spacious lounge and well-planned accommodation throughout
- Residents lounge and on-site manager providing a secure and friendly environment
- Refitted wet room
- Garage arranged en-block nearby and offered chain free with scope to personalise

Tenure:
Leasehold: 68 years remaining. The vendor has advised the lease renews to 99 years for the new owner upon completion.
Service Charge: £295.23 per month to include a range of services to include maintenance of the communal areas and gardens, residents lounge, boiler maintenance and more.



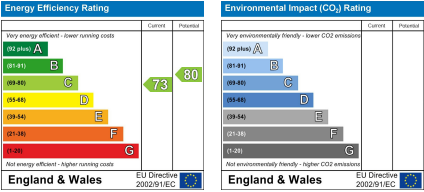
Floor Plan



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



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