



Freehold House

Car Port Parking

Scope To Improve

Two Double Bedrooms

Open Plan Living/Dining Room

Sought After Location



71 Ladywood Road
Hertford, SG14 2TB

**Offers in the Region
Of £335,000**

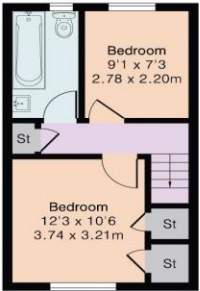
Thomas Childs & Co are delighted to bring to market this rarely available two double bedroom house. This terraced home is perfectly suited to a buyer wishing to put their own stamp on a home, having been a rental property for a number of years. The home comprises of a spacious open plan living/dining room which has direct access to the private rear garden, a separate kitchen completes the ground floor. The first floor has two double bedrooms and a family bathroom. Outside the rear garden is low maintenance, partly paved with gravel areas along with a useful storage shed. and there is a car port for parking which can also be accessed via a gate in the garden. Ladywood Road is a sought after location, with easy access to Hertford town centre, train stations and schools. We anticipate a lot of interest in this property, please call one of the team to arrange a viewing.

**Approximate Gross Internal Area 602 sq ft - 56 sq m
(Excluding Outbuilding)**

Ground Floor Area 319 sq ft – 30 sq m
First Floor Area 283 sq ft – 26 sq m
Outbuilding Area 51 sq ft – 5 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy performance certificate (EPC)

71 Ladywood Road
HERTFORD
SG14 2TB

Energy rating

C

Valid until:

26 June 2032

Certificate number:

0380-2883-1160-2722-6751

Property type

Mid-terrace house

Total floor area

54 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.