



2 Bed Bungalow  
located in

JOSHUA REED  
Estate Agents

8 Cotton Drive  
Hertford  
SG13 7SU



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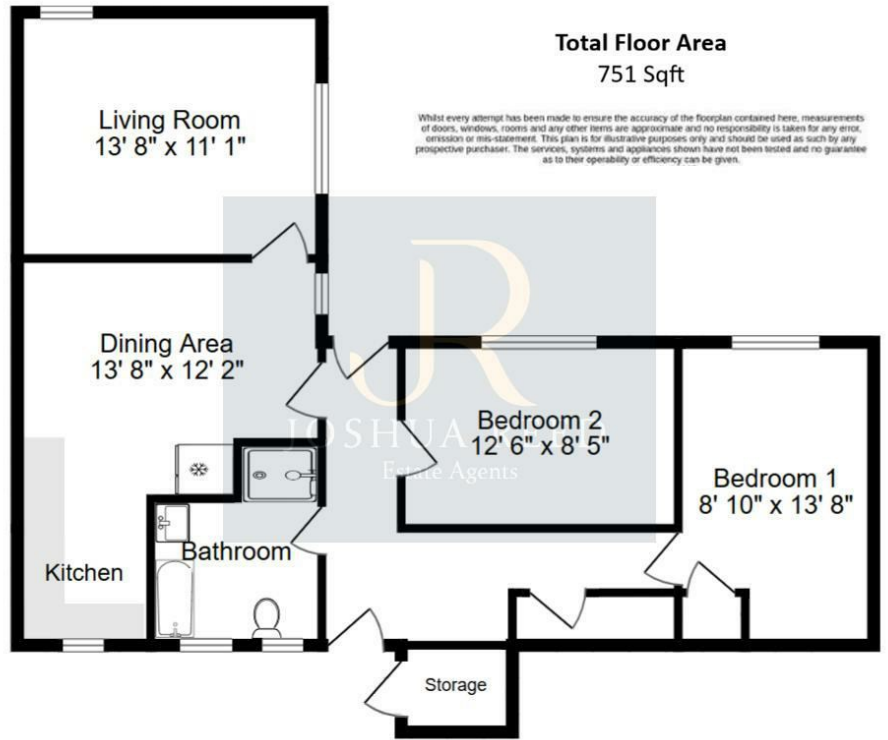
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Offers in excess of  
**£375,000**  
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## SUMMARY

A fully renovated two bedroom link-detached bungalow nicely situated within 1.5 miles from Hertford Town Centre and Train Station. The property has recently undergone a full restoration to include a brand new modern kitchen with integrated appliances, dual aspect living room, two double bedrooms, stunning four piece bathroom suite, brand new combi boiler and Herringbone flooring.

Externally, features a secluded private rear garden with back gate access, new lawn laid to front and rear, useful external cupboard for storage, new cavity wall insulation and parking nearby. Being sold CHAIN FREE.

Arrange your viewing today.

## DIRECTIONS

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	