



63, Port Hill, Hertford

SG14 3EP

Price Guide £269,500



stevenoates.com



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A charming one bedroom terrace freehold cottage, ideally situated in a highly sought-after location only a short distance from Hartham Common and Hertford town centre. The beautifully presented accommodation comprises an open-plan living room with separate kitchen area on the ground floor, creating a bright and welcoming space, full of character with modern fittings. Upstairs, the property offers a spacious double bedroom and a well appointed first floor bathroom. Externally, the cottage benefits from a private rear courtyard garden, providing an attractive and low-maintenance outdoor retreat.

The property is situated only a short distance from Hartham Park, which provides an excellent green space with attractive riverside walks and Hartham Leisure Centre. Hertford town centre is also closeby providing an excellent choice of shops, restaurants and coffee shops. Both of Hertford's mainline train stations are roughly equal distances (approx. 10 mins) providing a choice of services to London's Liverpool Street, Moorgate and Kings Cross. The property is also in an excellent school catchment for all ages.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



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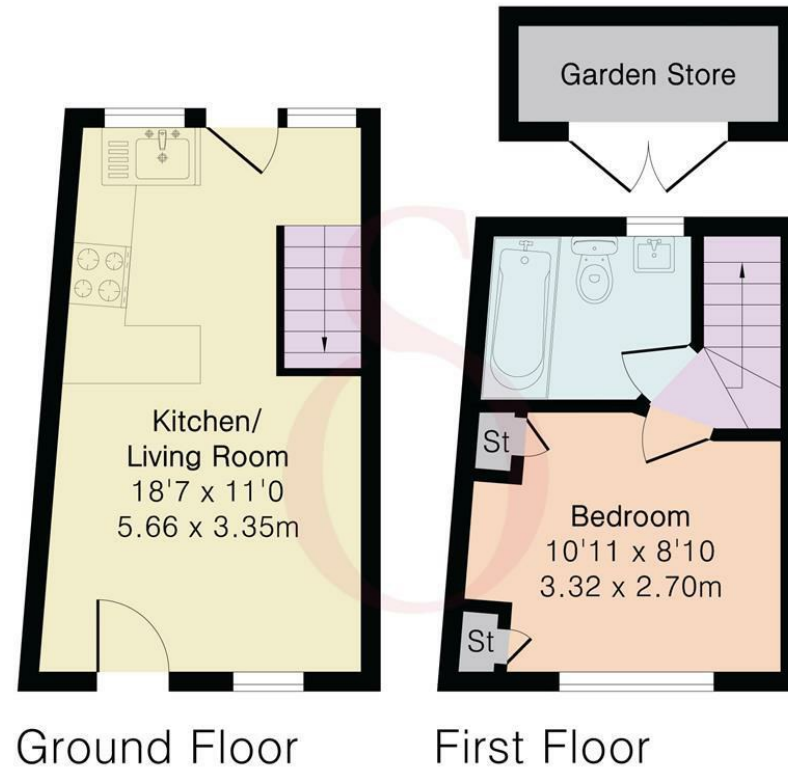


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Approximate Gross Internal Area 344 sq ft - 32 sq m

Ground Floor Area 190 sq ft – 18 sq m

First Floor Area 154 sq ft – 14 sq m



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.



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