



**Stunning Decorative Order Throughout**

**Allocated Parking**

**Viewing Highly Recommended**

**Gated Development in the Town Centre**

**Detached House with 2 Double Bedrooms**

**Courtyard Garden and Riverside Communal Gardens**



**9 Town Mill Mews**  
Hertford, SG14 1TU

**Offers in Excess of  
£489,000**

Thomas Childs are delighted to offer this detached, immaculately presented home in the heart of Hertford with the addition of a parking space. The property is within a gated development a few moments walk from all the amenities that Hertford has to offer. Set within beautifully maintained riverside gardens the property also benefits from its own private courtyard garden. Inside the property has been very well maintained and is offered in excellent decorative order. It boasts a good size open plan living space with media wall along with a kitchen/diner. The first floor has two generously sized double bedrooms and a family bathroom. Hertford offers many independent shops, cafes and bars and restaurants, along with a good range of schools and leisure facilities. The town boasts two railway stations with access to Liverpool Street Station and London Kings Cross. The home really does need to be viewed to truly appreciate both its location and excellent presentation. Call to arrange your viewing on 01992 721321

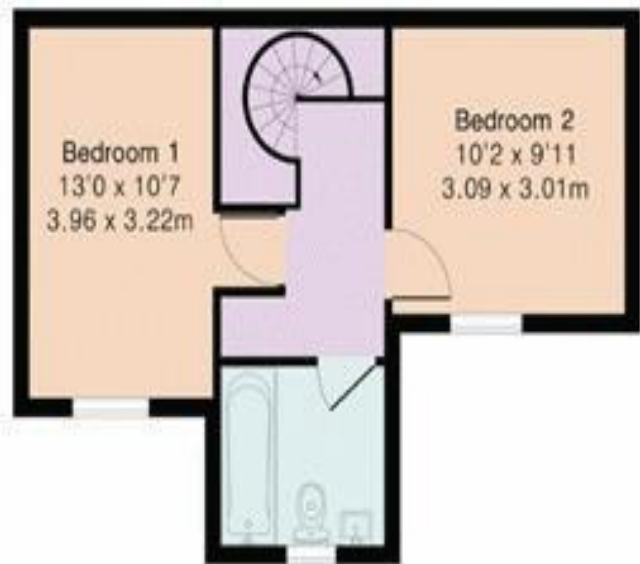
### Approximate Gross Internal Area 676 sq ft - 62 sq m

Ground Floor Area 338 sq ft – 31 sq m

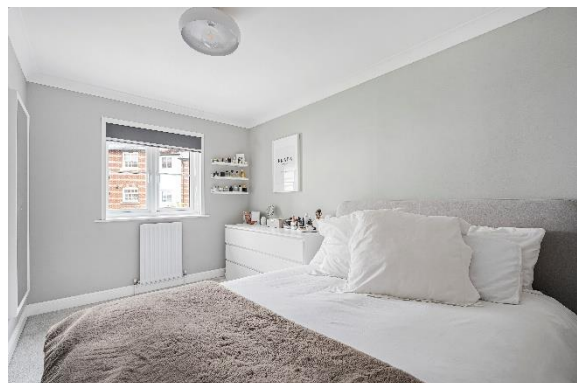
First Floor Area 338 sq ft – 31 sq m



Ground Floor



First Floor



## Energy performance certificate (EPC)

9 Town Mill Mews HERTFORD SG14 1TU	Energy rating <b>C</b>	Valid until: <b>13 April 2035</b>
		Certificate number: <b>2480-1862-0102-9490-4716</b>

Property type	Detached house
Total floor area	68 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		85 B
69-80	C	71 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.