



**ABSOLUTE**  
PROPERTY

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**LET BY**



**9 Purkiss Road, Hertford**  
**SG13 8JA**

**£2,850**

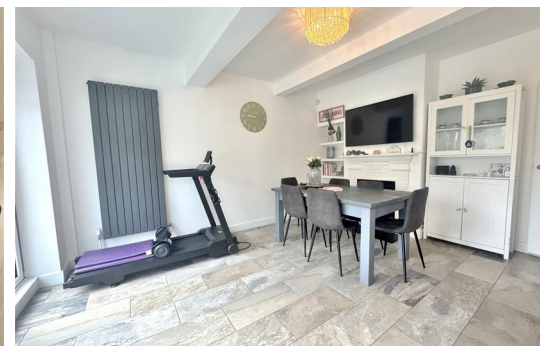
Absolute property are delighted to offer this well-presented and generously proportioned five-bedroom end of terrace home, ideally located in a popular residential area of Hertford. Offering versatile living space including two reception rooms, an open-plan kitchen/diner, off-street parking and a large rear garden, this property is ideal for families and available from July 2026.

The ground floor provides excellent and flexible living accommodation, comprising a spacious lounge along with a smaller second reception room, ideal for use as a family room, playroom or home office. To the rear, the property features a bright and modern open-plan kitchen/diner, complete with integrated appliances and a breakfast seating area, creating a sociable and practical space for everyday living and entertaining.

The property offers five well-proportioned bedrooms, arranged over the upper floors, providing flexible accommodation for families or those requiring additional workspace. The interior is well maintained throughout, offering comfortable and functional living.

Externally, the home benefits from a large rear garden, ideal for outdoor enjoyment, along with off-street parking to the front.

Located within the catchment area for well-regarded local primary and secondary schools, the property is particularly well suited to families. Hertford town centre is within easy reach, offering a variety of shops, amenities and transport links, including Hertford north railway station and Hertford East Railway Station proving convenient connections for commuters.



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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
79	70	B	B
78	69	C	C
77	68	D	D
76	67	E	E
75	66	F	F
74	65	G	G

For energy efficiency - higher ranking is better  
For environmental impact - higher ranking is better

**England & Wales** EPC Director 2020/2018 EPC  
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