



59, Port Hill, Hertford

SG14 3EP

Offers In Excess Of £300,000



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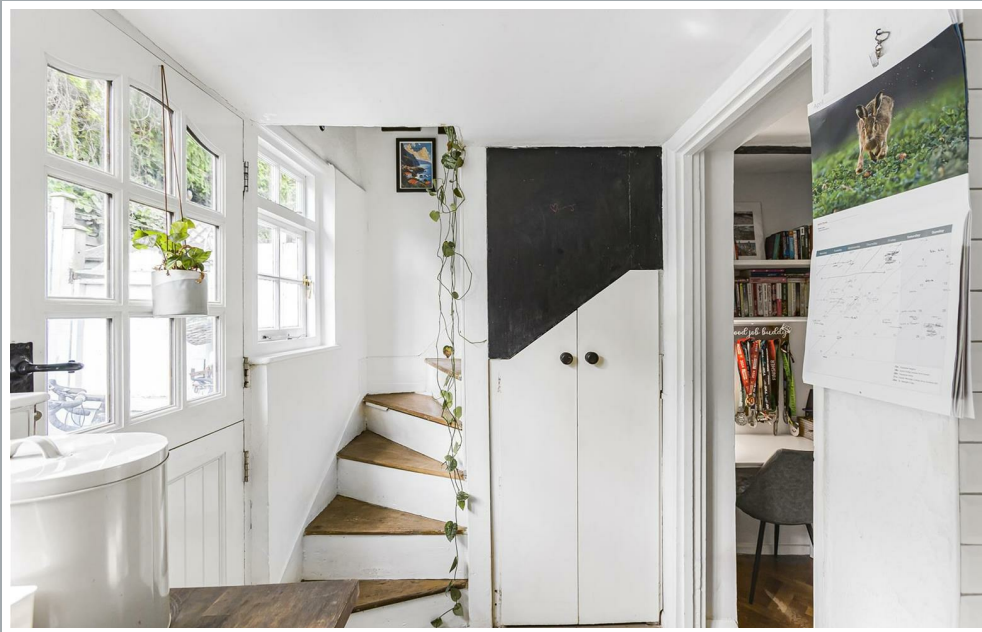
59 Port Hill, Hertford, Hertfordshire, SG14 3EP

A charming one bedroom end of terrace freehold character cottage located within a popular location offering stylishly presented accommodation combined with character features and an attractive courtyard garden. The property consists of a living room with fireplace and a fitted kitchen on the ground floor, whilst on the first floor, there is a double bedroom and a first floor bathroom. Externally, there is a private courtyard rear garden and side pedestrian access.

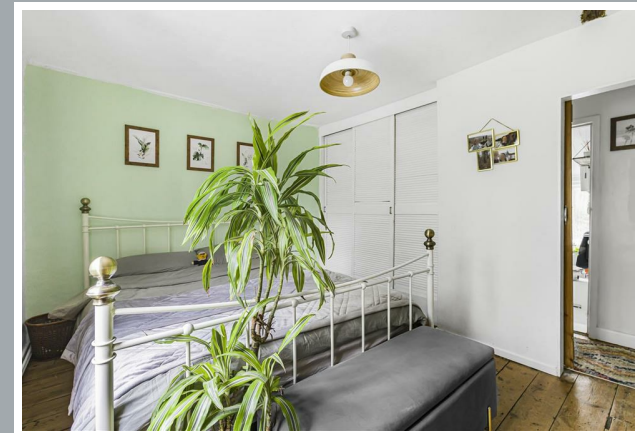
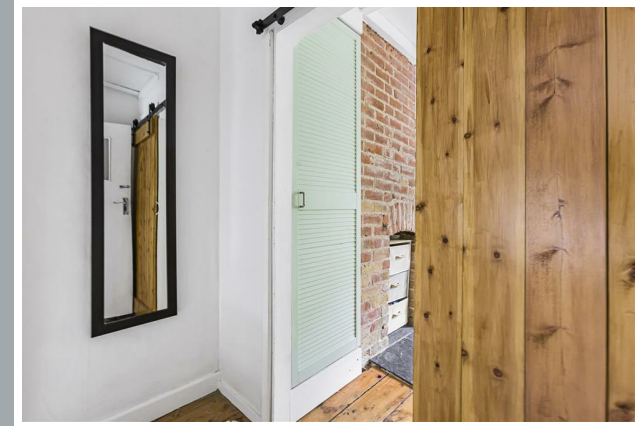
The property is situated only a short distance from Hartham Park, which provides an excellent green space with attractive riverside walks and Hartham Leisure Centre. Hertford town centre is also closeby providing an excellent choice of shops, restaurants and coffee shops. Both of Hertford's mainline 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.



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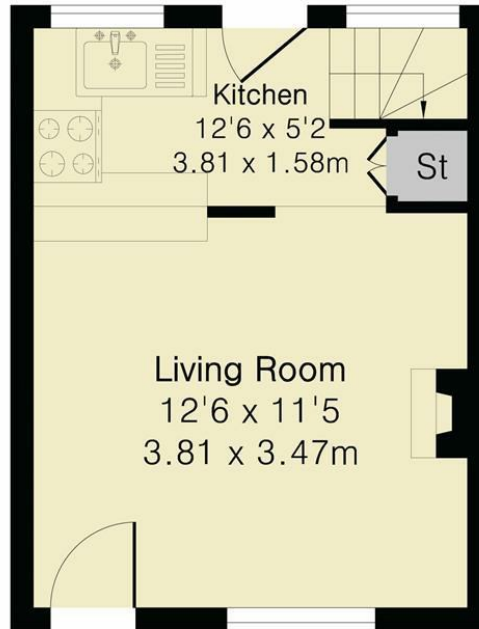


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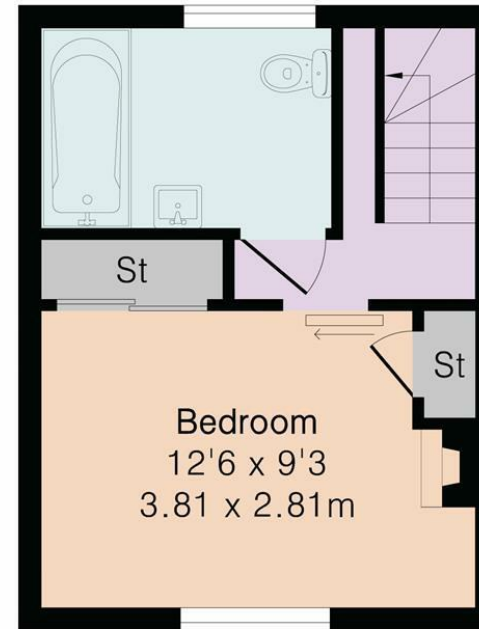
Approximate Gross Internal Area 414 sq ft - 38 sq m

Ground Floor Area 207 sq ft – 19 sq m

First Floor Area 207 sq ft – 19 sq m



Ground Floor



First Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



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