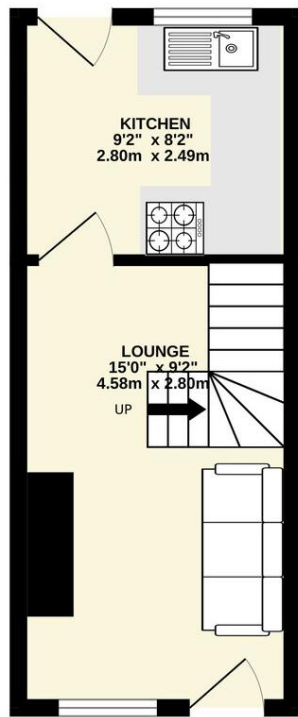
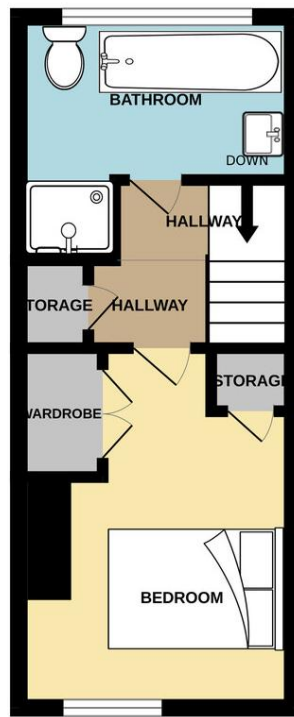




Steven Oates are pleased to offer this rarely available one bedroom character cottage which is positioned in the centre of Hertford town tucked away on a surprisingly quiet and extremely popular residential road. This charming property has a wealth of character and benefits from an impressive amount of space including a beautiful lounge with an open fireplace, modern fitted kitchen, spacious double bedroom and a large modern re-fitted four piece bathroom suite. Externally, the property includes a useful brick-built storage shed. Available now and offered unfurnished.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 413 sq.ft. (38.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only intended as a general guide to the property. Measurements and distances are approximate. These particulars do not form part of any offer or contract. If there are important matters that are likely to affect your decision to buy, please contact us before viewing the property. Please note that we have not tested the services, equipment or appliances in this property, accordingly, we advise prospective buyers to commission their own survey or service reports before finalising any offer to purchase.