



14, Hertingfordbury Road, Hertford

SG14 1JX

Offers In Excess Of £400,000



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## 14 Hertingfordbury Road, Hertford, SG14 1JX

A larger-than-average and charming two-bedroom mid-terrace character cottage, ideally located within easy reach of Hertford North rail station and Hertford Town Centre with its wide range of amenities. Offering approximately 732 sq ft of well-presented accommodation arranged over two floors, the property is in modern condition throughout. The ground floor comprises a living room, a separate dining room and a contemporary kitchen featuring bi-fold doors that open onto the paved courtyard rear garden. The first floor provides two well-proportioned bedrooms and a modern family bathroom.

Externally, the property benefits from on-street parking and a low-maintenance courtyard garden. An excellent opportunity for a first-time buyer.

Situated within a central location in Hertford, the property benefits from convenient access to Hertford town centre which provides a wide choice of shops, coffee shops and restaurants, along with Hertford North mainline station.



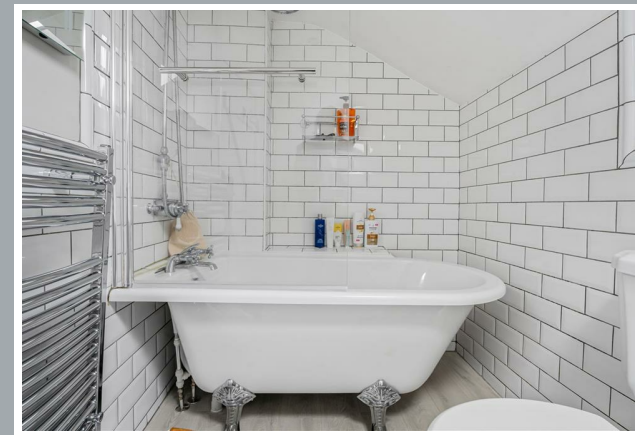
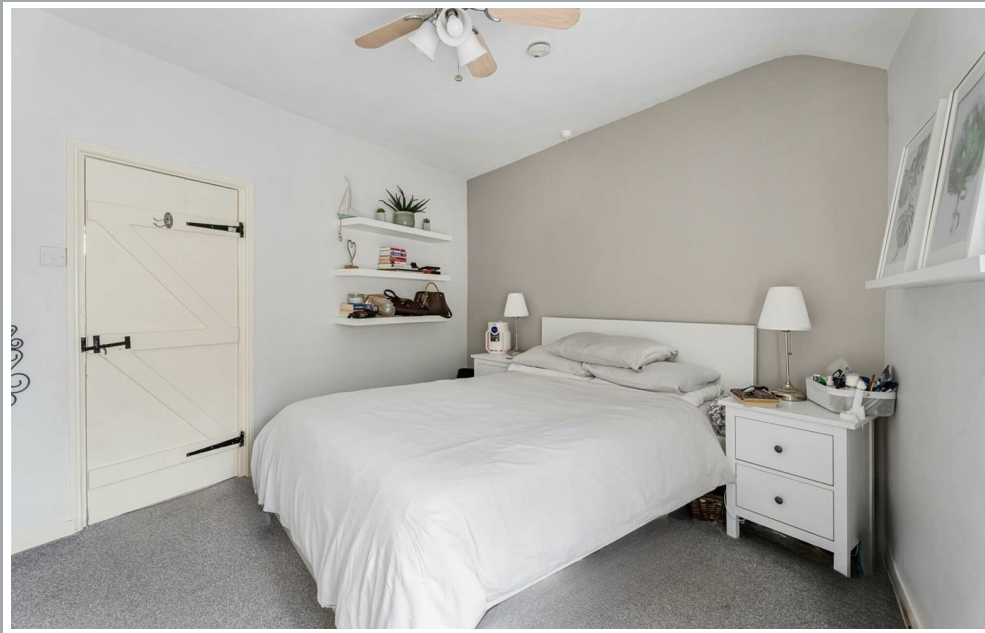
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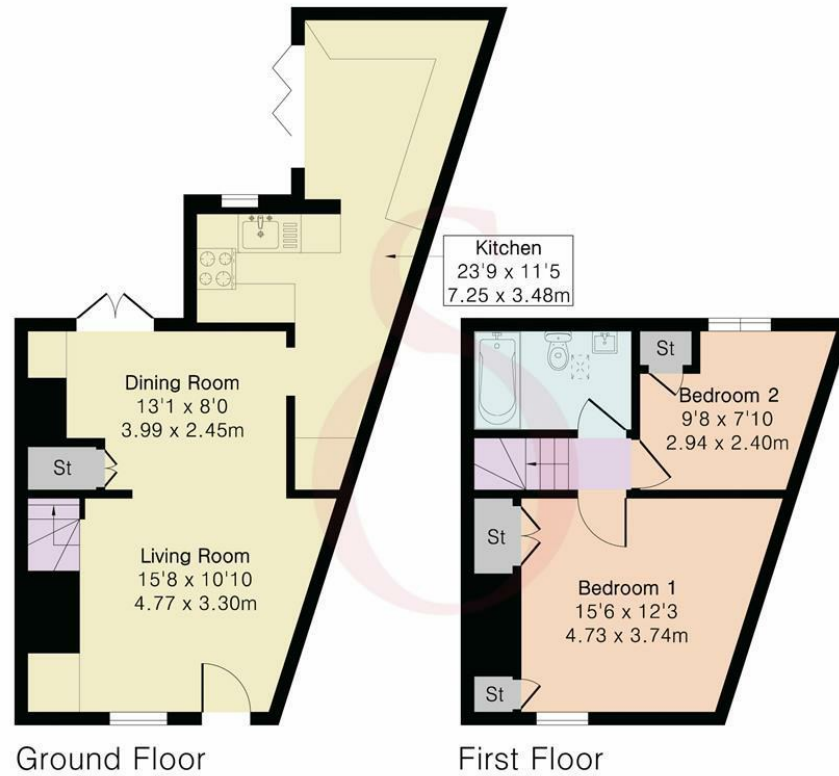


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**Approximate Gross Internal Area 732 sq ft - 68 sq m**

Ground Floor Area 437 sq ft – 41 sq m

First Floor Area 295 sq ft – 27 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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