



Tee Side, Hertford, SG13 7ST

Welcome to Tee Side, Hertford

Offered to the market chain free is this larger-than-average one double bedroom top floor flat, ideal for first-time buyers, investors, or those looking to downsize. The property boasts a generous living / dining room, perfect for entertaining or relaxing, a separate fitted kitchen, a well-proportioned double bedroom, and a family bathroom. Ample storage is available throughout the flat, providing practical living space rarely found in similar properties. While the flat would benefit from cosmetic updating, it offers an excellent opportunity to add your own personal touch and create a stylish home to your taste. Additional features include double glazing, gas central heating, off-street communal parking, and access to communal gardens, enhancing both comfort and convenience.



-Accommodation Overview-

Entrance Hall

Large storage cupboard, radiator, loft access.

Store / Utility Room:

8' 9" max x 2' 9" max (2.67m max x 0.84m max)

Lounge:

16' 1" into bay x 10' 9" l-shaped room (4.90m into bay x 3.28m l-shaped room)

Double glazed bay window to rear aspect, carpet, power points, storage cupboard, radiator.

Kitchen:

9' 9" x 7' 1" (2.97m x 2.16m)

Fitted wall and base units with work surface over, plumbing and space for washing machine, space for dishwasher, space for fridge freezer, radiator, double glazed window to front aspect.

Bedroom One:

13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed window to rear aspect, carpet, radiator.

Bathroom:

Three-piece suite comprising of panel enclosed bath, wash hand basin, WC, obscure double-glazed window.

-Exterior-

Communal Parking



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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welcome to

Tee Side, Hertford

- One Double Bedroom Top Floor Flat
- Loft Space
- Ideal For First Time Buyers, Investors Or Downsizers
- Needs Cometic Updating Throughout & Chain Free
- Communal Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B

Service Charge: £1406.40 Yearly

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 31 Oct 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

Guide price

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFD108280 - 0001

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 586501



Hertford@williamhbrown.co.uk



21 Castle Street, HERTFORD, Hertfordshire,
SG14 1ER



williamhbrown.co.uk