



14, Oldhall Street, Hertford  
SG14 1QQ  
Guide Price £465,000



[stevenoates.com](http://stevenoates.com)



## 14 Oldhall Street, Hertford, Hertfordshire, SG14 1QQ

A charming two bedroom end-of-terrace Victorian home, ideally located on the sought-after Folly Island, within easy reach of Hertford Town and its excellent range of amenities. The property offers approximately 757 sq ft of well-arranged accommodation across two floors, with the added benefit of planning permission already in place for a further extension, making it an ideal purchase for first-time buyers or investors alike. The ground floor features an entrance porch leading into a welcoming lounge, a spacious kitchen/diner, utility area, and a ground floor bathroom. A lean-to, accessed via the kitchen/diner, provides additional space and opens onto the rear garden. Upstairs, the first floor comprises two double bedrooms. Externally, the property benefits from a front garden, while the private rear garden is designed for low maintenance. Being offered with no onward chain.

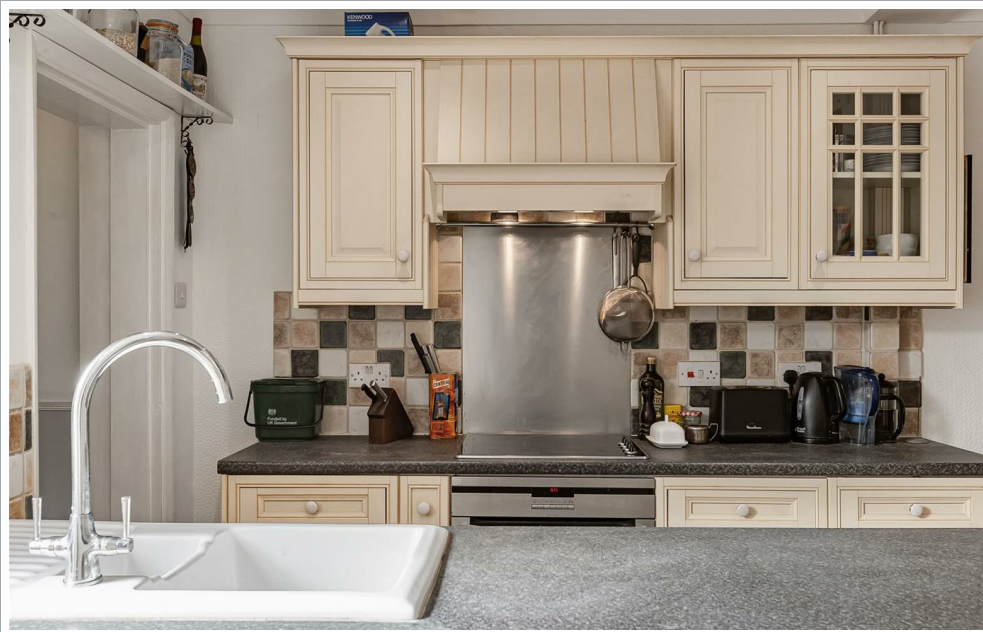
Located on the highly sought after Folly Island in the centre of Hertford, this beautiful cottage benefits from easy access to both Hertford East & Hertford North railway stations which both offer fast and regular trains to London's Liverpool Street & Moorgate. Hertford town centre is only a short distance away and provides a wide choice of local shops, bars and restaurants.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



70 Fore Street, Hertford, Hertfordshire, SG14 1BY



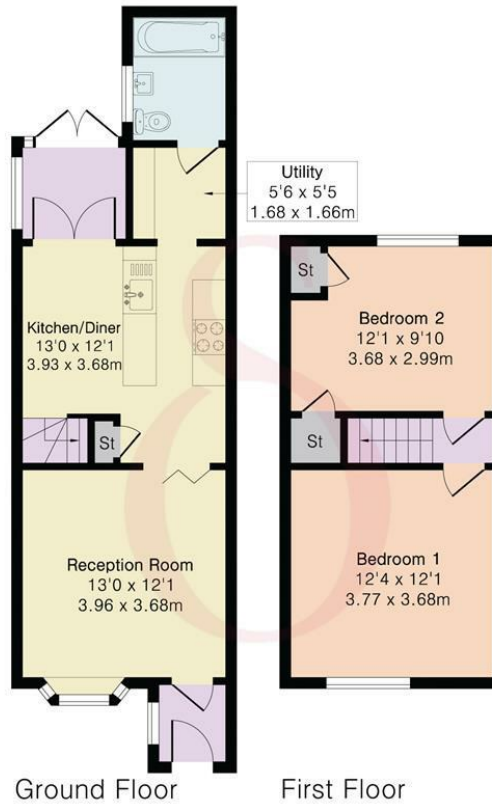


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

**Approximate Gross Internal Area 757 sq ft - 71 sq m**

Ground Floor Area 447 sq ft – 42 sq m

First Floor Area 310 sq ft – 29 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.



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

