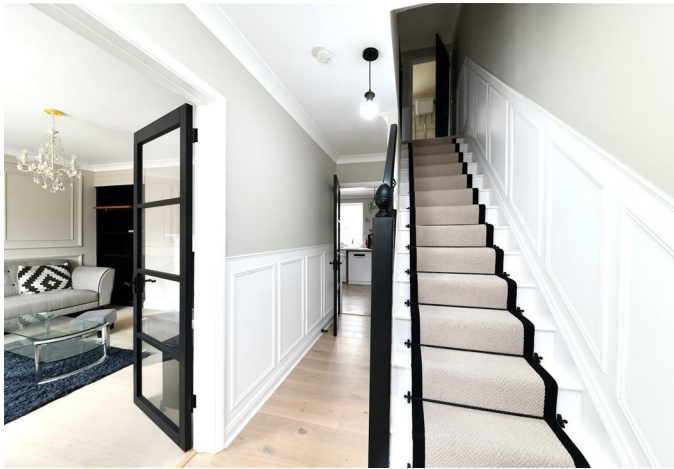




Manor Close, Hertford

AGENT HYBRID





Situated in the peaceful setting of Manor Close, Hertford, this recently refurbished mid-terrace house offers an excellent opportunity to acquire a spacious and well-presented family home. Having been updated throughout, the property provides a modern and comfortable living environment while retaining plenty of practical space for everyday family life.

The ground floor offers a particularly spacious reception room, providing an excellent area for both relaxing and entertaining. The generous proportions allow for distinct living and dining areas if required, while the overall layout creates a bright and welcoming space. There is also a useful utility area, providing valuable additional storage and space for everyday household appliances.

Upstairs, the property benefits from three generously sized double bedrooms, offering excellent accommodation for families, couples or those looking for additional space for working from home. The bedrooms are all well proportioned, giving the property a level of flexibility that is often difficult to find.

Externally, the property benefits from a double driveway, providing off-street parking for multiple vehicles and adding further practicality to the home. The property is situated on a quiet and peaceful road, making it an appealing choice for those looking for a more tranquil residential setting, while still being conveniently placed for access to local amenities, schools and transport links.

Having been recently refurbished, the property is ready for the new owners to move straight in, with the improvements providing a fresh and modern feel throughout. The combination of the generous living accommodation, three double bedrooms, useful utility space and excellent off-street parking makes this a particularly appealing family home.

Offered for sale chain free, this is an excellent opportunity for buyers looking for a property they can move into without the complications of an onward chain. An internal viewing is highly recommended to appreciate the space, presentation and overall position of this lovely home.

Dimensions:

Lounge: 13'11 x 13'10

Kitchen/Diner: 20'3 x 10'4

Utility Area: 14'0 x 4'10

Bedroom 1: 13'6 x 10'8

Bedroom 2: 13'5 x 12'1

Bedroom 3: 9'11 x 9'9

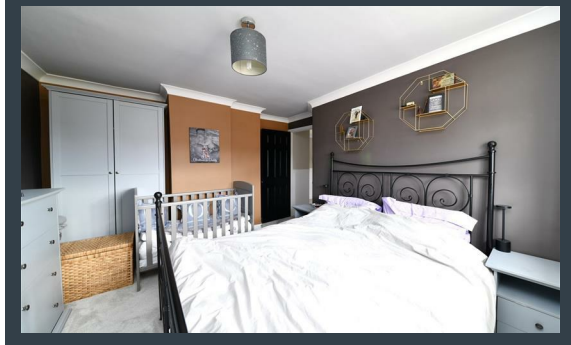
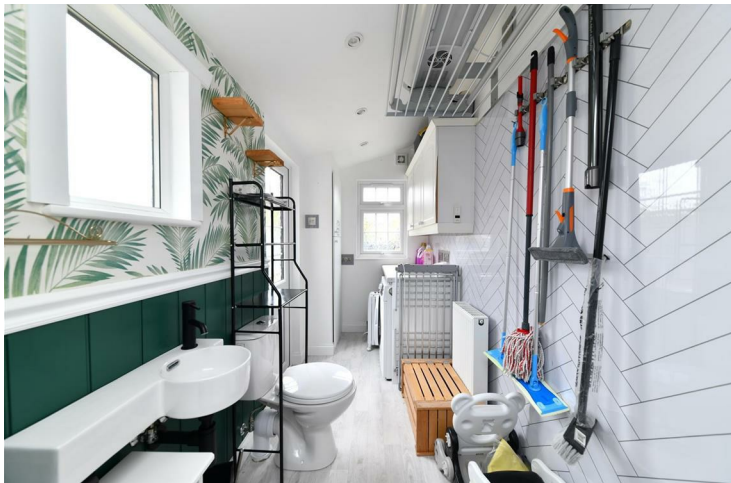
Bathroom: 8'1 x 5'1

Entrance Hall: 13'10 x 6'5

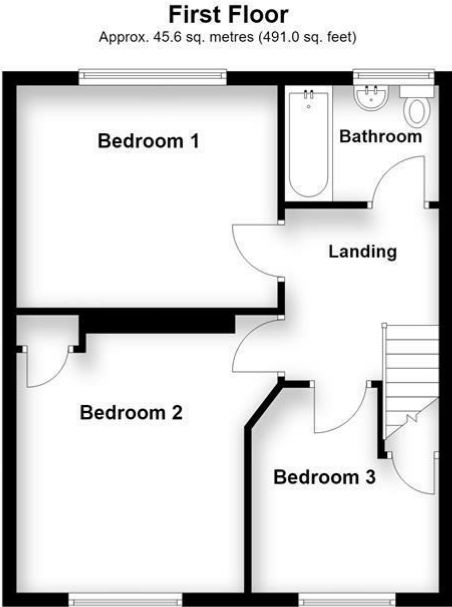
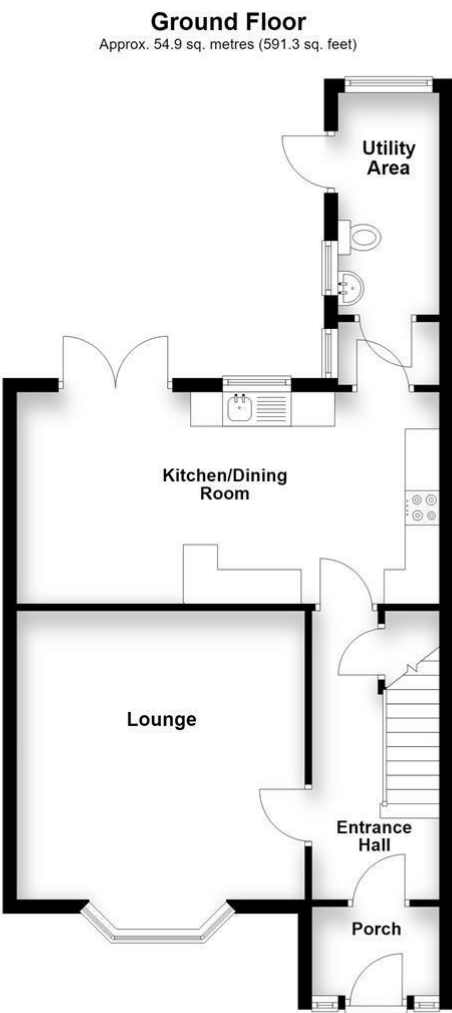
Porch: 5'9 x 4'3



- CHAIN FREE
- RECENTLY REFURBISHED
- SPACIOUS FAMILY HOME
- THREE DOUBLE BEDROOMS
- LARGE & MODERN LIVING ROOM
- OPEN PLAN KITCHEN/DINER
- UTILITY AREA WITH W/C
- PEACEFUL & QUIET RESIDENTIAL ROAD
- IDEAL FAMILY LOCATION
- PRIVATE & WELL MAINTAINED REAR GARDEN







Total area: approx. 100.6 sq. metres (1082.4 sq. feet)

IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the service, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans and included, they are for guidance and illustration purposes only and may not be to scale. If there are important matters likely to affect your decision to buy, please contact us before viewing the property.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	