



Elliot Heath
ESTATE AGENTS

43 Wellington Street, HERTFORD

Guide Price **£300,000**

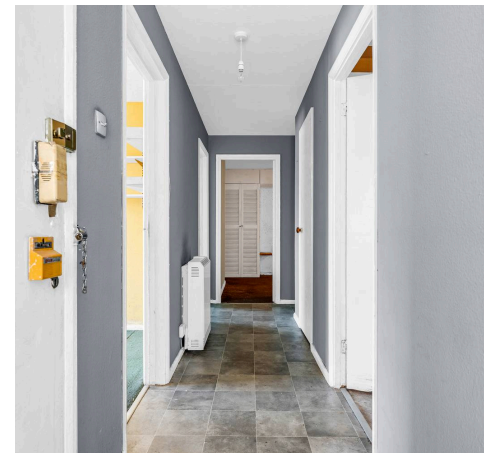
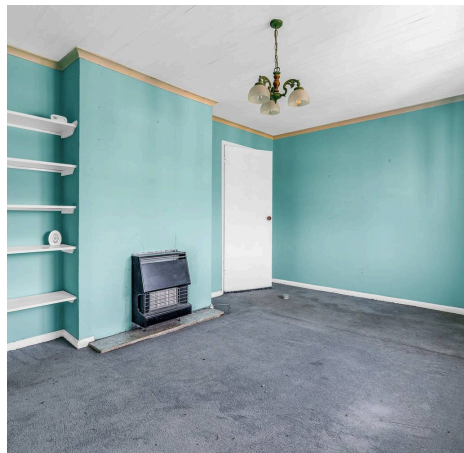
43 Wellington Street

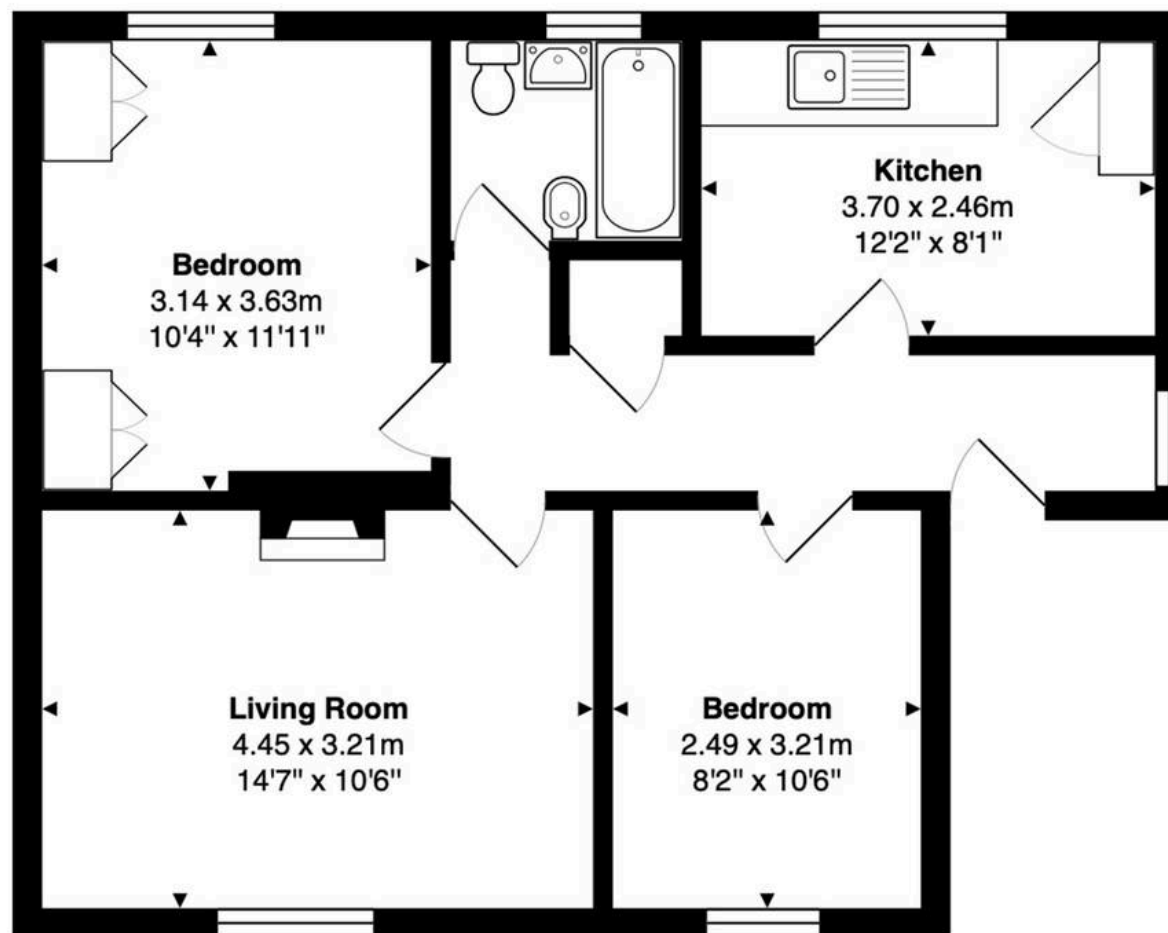
HERTFORD, Hertford

Spacious two-bedroom maisonette, close to Hertford North station and the town centre. Requiring modernisation, it benefits from a private garden, share of freehold and 900+ year lease.

Council Tax band: TBD

Tenure: Share of Freehold





First Floor
Area: 56.5 m² ... 608 ft²

FOR ILLUSTRATIVE PURPOSES ONLY, NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

Property marketing provided by www.matthewkyle.co.uk

Communal Entrance Hall

With stairs rising to first floor landing and private front entrance door to:

Entrance Hall

With double glazed window, electric wall heater, tile effect flooring, doors to:

Kitchen

12' 2" x 8' 1" (3.70m x 2.46m)

With double glazed window. Fitted with a range of wall and base storage units with work surfaces over incorporating a sink and drainer unit, appliance space, built in storage cupboard.

Living Room

14' 7" x 10' 6" (4.45m x 3.21m)

With double glazed window, gas fire.

Bedroom One

10' 4" x 11' 11" (3.14m x 3.63m)

With double glazed window, fitted wardrobe cupboards, electric wall heater.

Bedroom Two

8' 2" x 10' 6" (2.49m x 3.21m)

With double glazed window, electric wall heater.

Bathroom

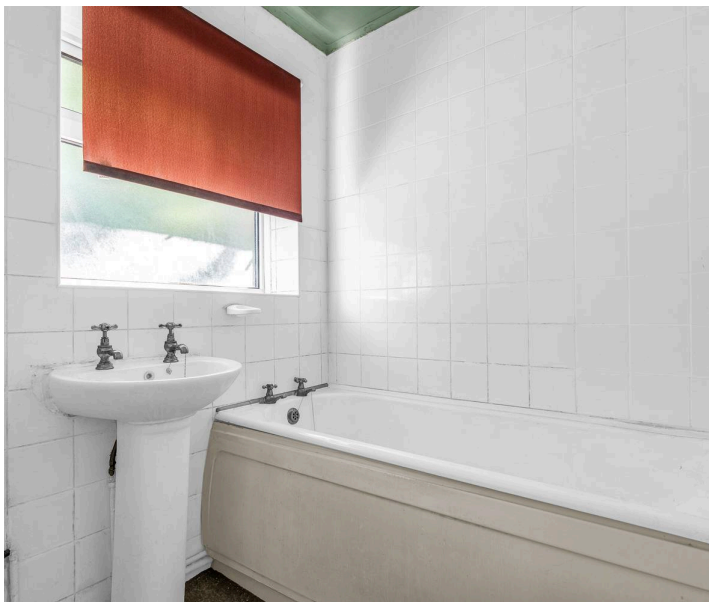
With double glazed window with obscure glass. Fitted with a suite comprising panel enclosed bath with shower over, pedestal wash hand basin, low flush wc, tiled walls.





GARDEN

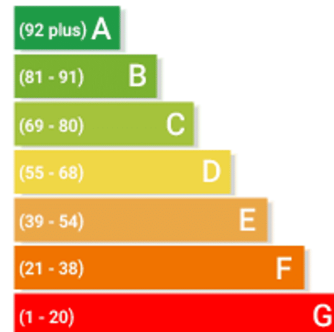
Private garden to the rear with mature trees and shrubs.



Address: 43 Wellington Street, HERTFORD, SG14 3AN
RRN:

Energy Rating

Most energy efficient - lower running costs



Not energy efficient - higher running costs

CURRENT

POTENTIAL

46

75

England & Wales

EU Directive
2002/91/EC

