



14 North Road

Hoddesdon, EN11 8JF

Offers Over £340,000



CHAIN FREE!!! KIRBY COLLETTI are delighted to offer this superbly presented **TWO BEDROOM VICTORIAN TERRACED COTTAGE**. Situated within a short walk to Hoddesdon Town Centre with its wealth of Shops & Restaurants and Rye House Railway Station.

The property offers accommodation of 620 sq ft with a 20ft Lounge with Media Wall, Ground Floor Bathroom/W.C, High Gloss Fitted Kitchen with Integrated Appliances uPVC Conservatory, Gas Heating To Radiators, uPVC Double Glazing and West Facing Courtyard Garden. **AN INTERNAL INSPECTION IS HIGHLY RECOMMENDED.**

- CHAIN FREE
- TWO BEDROOM VICTORIAN COTTAGE
- ACCOMMODATION OF APPROX. 620 sq ft
- SUPERBLY PRESENTED
- 20ft LOUNGE
- GROUND FLOOR BATHROOM
- FITTED KITCHEN
- uPVC CONSERVATORY
- WEST FACING COURTYARD
- SHORT WALK TO TOWN & RAILWAY STATION



ACCOMMODATION

Composite door to:

LOUNGE

20'5 max x 11'3 (6.22m max x 3.43m)

Front aspect uPVC double glazed window. Media wall. Stairs up to first floor.

GROUND FLOOR BATHROOM

5'10 x 4'6 (1.78m x 1.37m)

Three piece White suite with tiled enclosed bath. Low level W.C and Wash hand basin with cupboard under. Chrome heated towel rail.

FITTED KITCHEN

10 x 8'4 (3.05m x 2.54m)

Range of White High gloss wall and base units with built in electric oven and integrated washing machine. Single drainer sink units. Space for fridge/freezer. Open to:

CONSERVATORY

9'6 x 7'10 (2.90m x 2.39m)

uPVC Double glazed windows and double doors to garden. Lantern roof.

FIRST FLOOR LANDING

BEDROOM ONE

11'3 x 10'11 (3.43m x 3.33m)

Front aspect uPVC double glazed window. Fitted wardrobes.

BEDROOM TWO

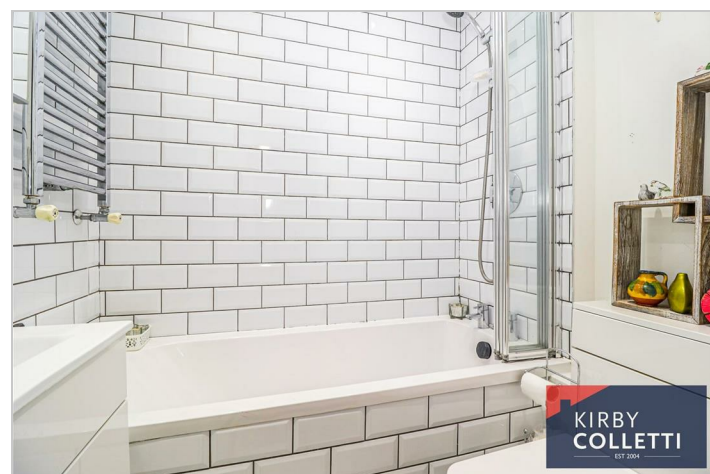
8'11 x 8'7 (2.72m x 2.62m)

Rear aspect uPVC double glazed window. Built in cupboard with hanging rail.

OUTSIDE

REAR GARDEN

West facing. Fully paved. Timber shed. Metal shed.



Road Map



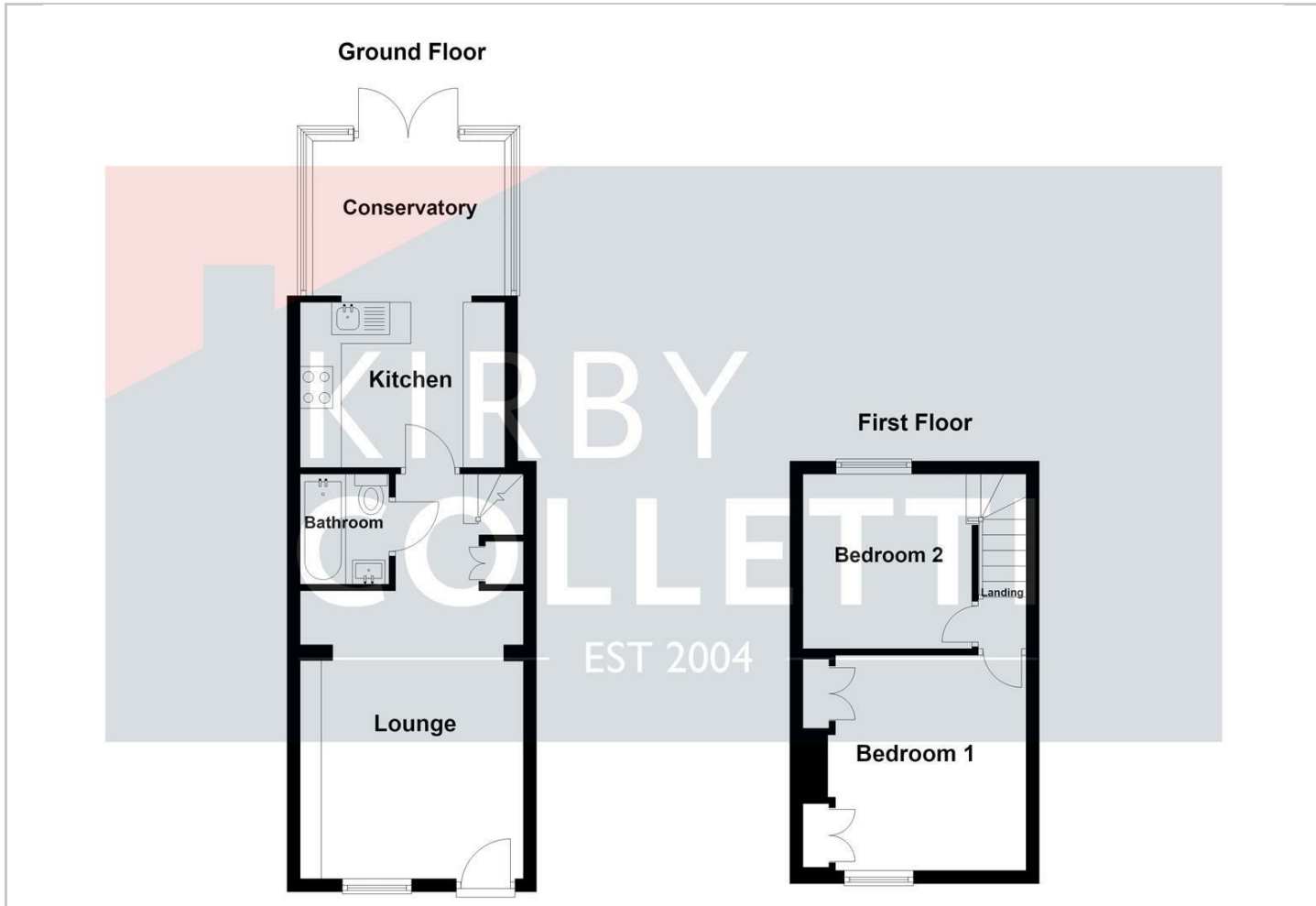
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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

Energy Efficiency Graph

