



## 20 Ogard Road

Hoddesdon EN11 0NU

**Price £175,000**



\*\*\* No Upward Chain\*\*\* Kirby Colletti are pleased to offer this One Double Bedroom Ground Floor Apartment ideally situated within easy access to all local amenities including Rye House Train Station, Local shops, Bus Services and Town Centre with its comprehensive amenities.

The property benefits from Security Entry Phone System, Gas Central Heating, Double Glazing, Spacious Lounge, Kitchen, Shower Room, Communal Gardens and Residents Parking.



### Accommodation

Communal front door via security entry phone system to communal entrance hall with stairs to all floors. Front door to:

### Entrance Hall

Wall mounted entry phone. Double radiator. Large walk in storage cupboard housing gas central heating boiler. Additional storage cupboard. Laminate flooring. Doorway to:

### Lounge

17'7 x 10'7 (5.36m x 3.23m)  
Rear aspect uPVC double glazed window. Radiator. Laminate flooring. Doorway to:

### Kitchen

8'4 x 7'11 (2.54m x 2.41m)  
Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit. Built in gas four ring hob. Extractor fan over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer.

### Double Bedroom

13'10 x 8'3 (4.22m x 2.51m)  
Rear aspect uPVC double glazed window. Radiator.

### Shower Room

6'5 x 5'8 (1.96m x 1.73m)  
Front aspect uPVC double glazed window. White suite comprising shower cubicle. Low level W.C. Wash hand basin. Heated towel rail.

### Exterior

Communal gardens. Residents parking.

### Agents Note

Lease 88 years remaining.  
Service Charge & Ground Rent £1332 Per Annum.

## Road Map



## Hybrid Map

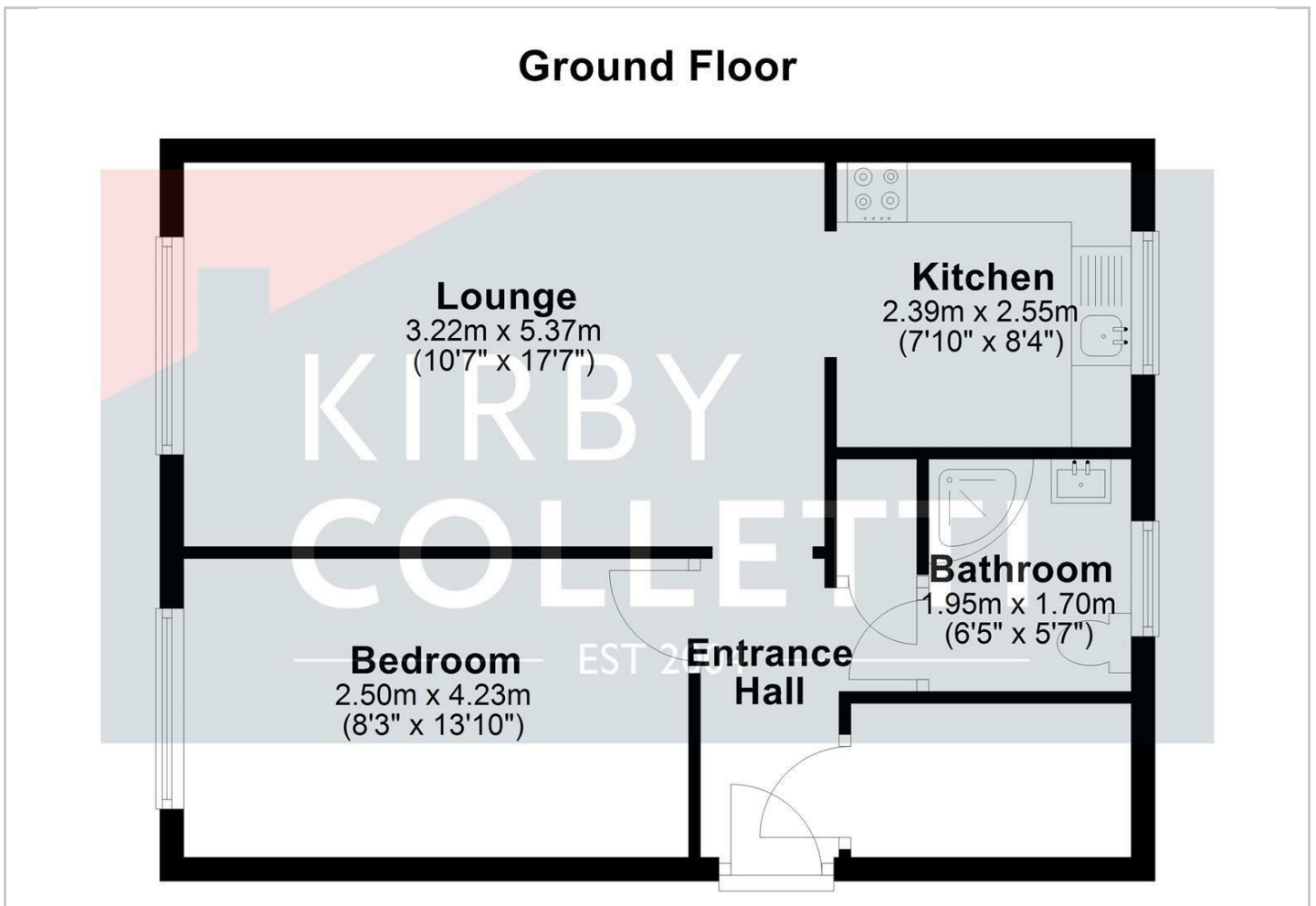


## Terrain Map



## Floor Plan

### Ground Floor

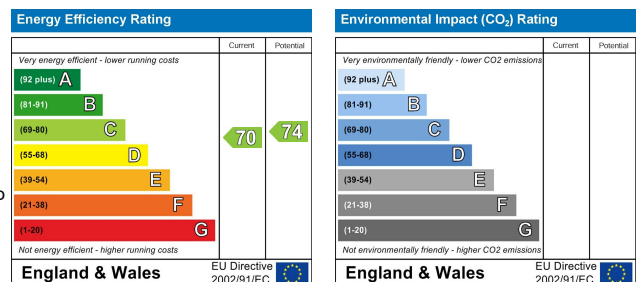


## Viewing

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

## Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk