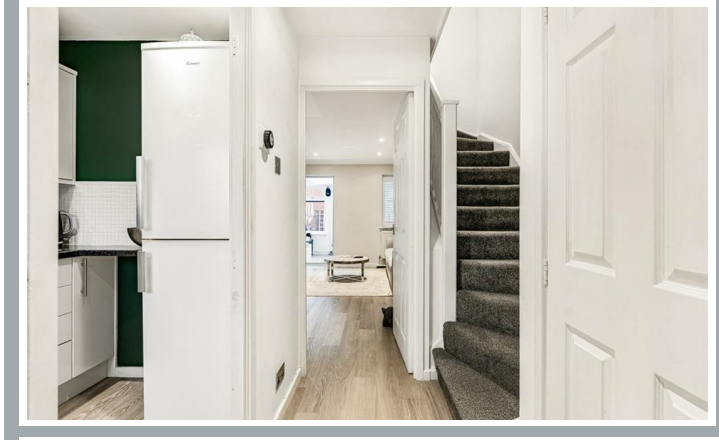


18, The Briars, Hertford
SG13 7TR

Price Guide £399,995

stevenoates.com







18 The Briars, Hertford, SG13 7TR

Situated within the highly sought after Foxholes development, this attractive extended two double bedroom mid terrace home enjoys a pleasant position towards the centre of this quiet residential cul de sac. The ground floor accommodation comprises a welcoming entrance hallway, ground floor cloakroom, spacious lounge, orangery and a separate modern fitted kitchen. To the first floor are two well proportioned double bedrooms, together with a stylish family bathroom. Externally, the property benefits from off street parking for one vehicle within a private residents' car park located to the rear. There is also a low maintenance rear garden with the added convenience of pedestrian access to the resident car park. An ideal opportunity for first time buyers or investors alike, the property is offered CHAIN FREE.

Located within one of Foxholes most sought after turning, the property is ideally situated for Hertford's favoured SG13 schooling. Hertford town centre is less than 2 miles away and provides an excellent choice of shops, coffee shops and restaurants along with two mainline train stations which serve London.



70 Fore Street, Hertford, Hertfordshire, SG14 1BY









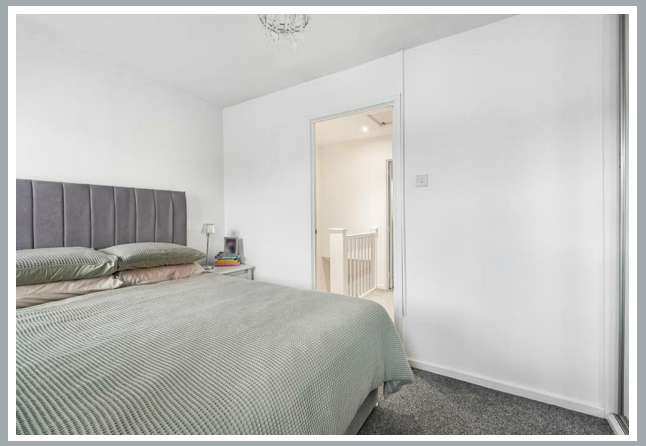
70 Fore Street, Hertford, Hertfordshire, SG14 1BY







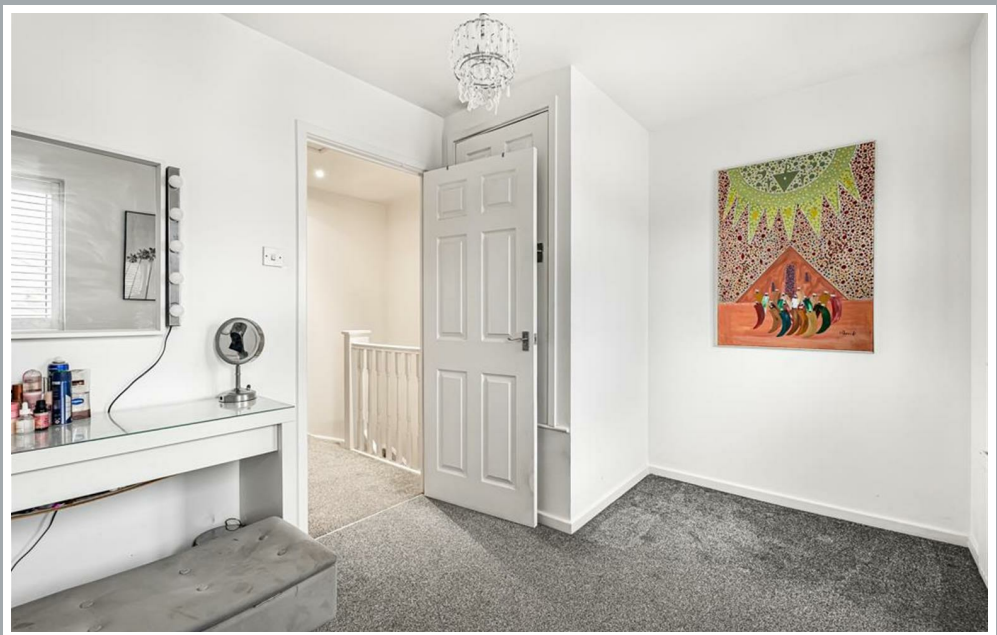




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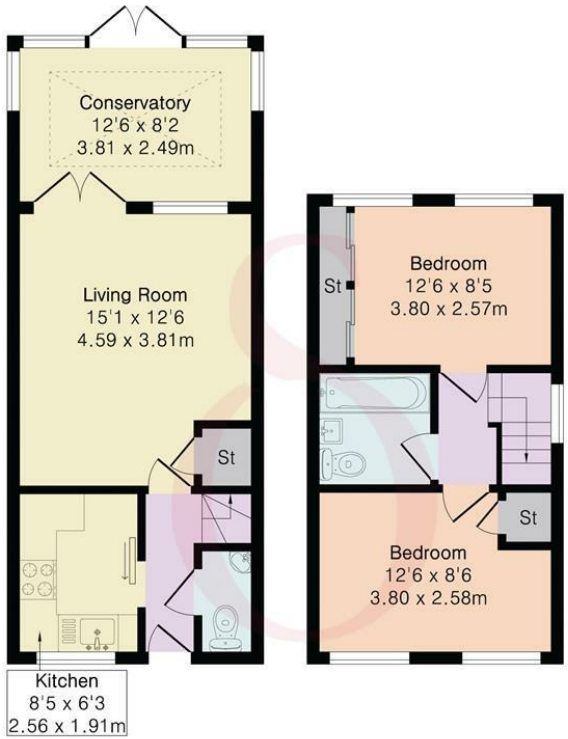


70 Fore Street, Hertford, Hertfordshire, SG14 1BY

Approximate Gross Internal Area 688 sq ft - 64 sq m

Ground Floor Area 395 sq ft – 37 sq m

First Floor Area 293 sq ft – 27 sq m



PINKPLAN

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.

Steven Oates

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.

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