



24, Bullocks Lane, Hertford
SG13 8DB

Offers In Excess Of £500,000



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24 Bullocks Lane, Hertford, Herts, SG13 8DB

Steven Oates are delighted to offer this immaculately presented and modern two double bedroom Victorian cottage situated less than 0.7 miles from Hertford town centre. The property has been extended and benefits from a wealth of character features, arranged over two levels. On the ground floor, there is a through lounge with feature fireplace and modern kitchen. On the first floor, there are two bedrooms and modern family bathroom. Externally, there is a mature sunny South facing rear garden which has been landscaped, mainly laid to lawn with seating area to rear. Internal viewing recommended.

The property is located within the highly sought after southside of Hertford convenient for the favoured SG13 primary and secondary schooling. Hertford town centre is approximately 0.5 miles providing an excellent choice of shops, restaurants and coffee shops. For commuters, both Hertford North and Hertford East train stations are closeby serving a choice of London's Liverpool Street, Moorgate and Kings Cross.



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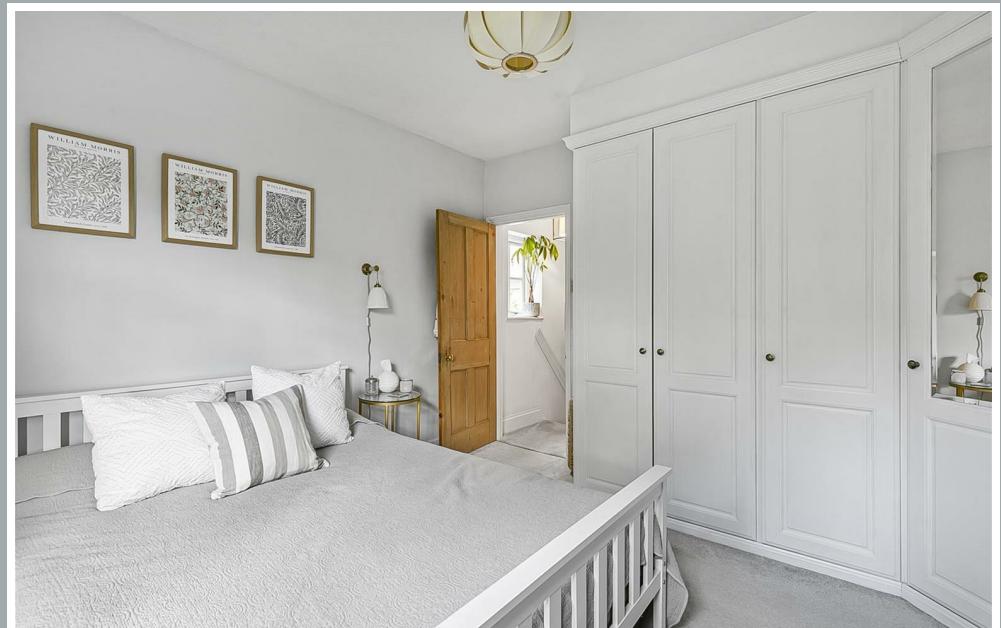
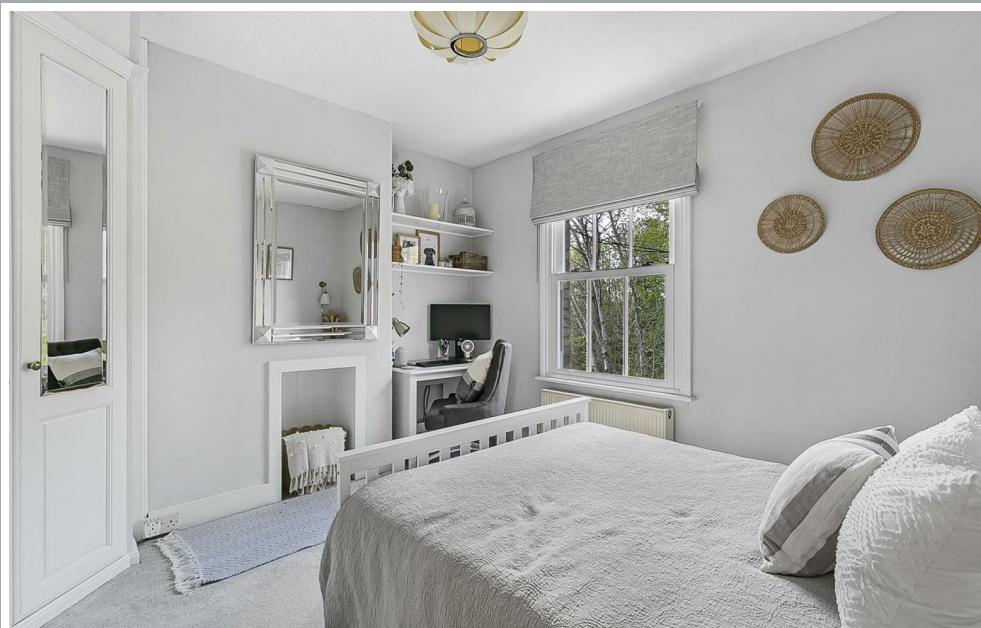


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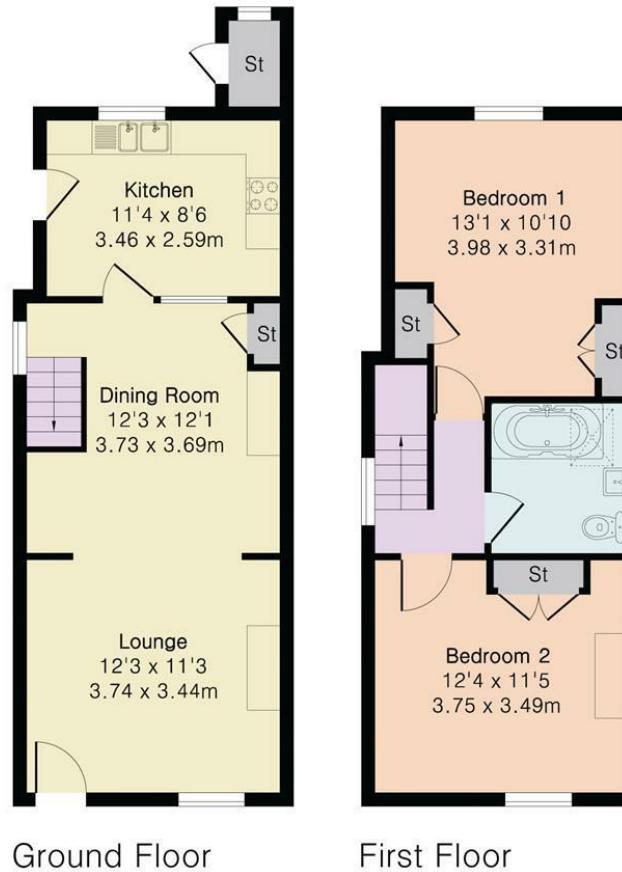


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Approximate Gross Internal Area 774 sq ft - 72 sq m

Ground Floor Area 391 sq ft - 36 sq m

First Floor Area 383 sq ft - 36 sq m



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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