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A better home
moving experience

37 Bluecoat Court

Hertford, SG14 1AY

Guide Price £245,000

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SOLD BY SHEPHERDS - Offered chain free and requiring modernisation throughout, this first floor one bedroom apartment is positioned within one of Hertford's most desirable town centre developments and presents an excellent opportunity for a buyer looking to create a home to their own taste and specification.

Bluecoat Court is tucked away in the heart of Hertford town centre, providing a peaceful setting despite being just moments from the town's wide range of shops, cafés, restaurants, bars and both Hertford North and Hertford East stations.

The accommodation comprises an entrance hall, a bright living room with a Juliette balcony, which in turn opens into the kitchen, creating a practical and sociable layout. There is also a generous double bedroom and a bathroom.

Whilst the property would benefit from a programme of modernisation, it offers excellent potential for a first-time buyer, investor or downsizer looking to personalise a home in a highly sought-after location.

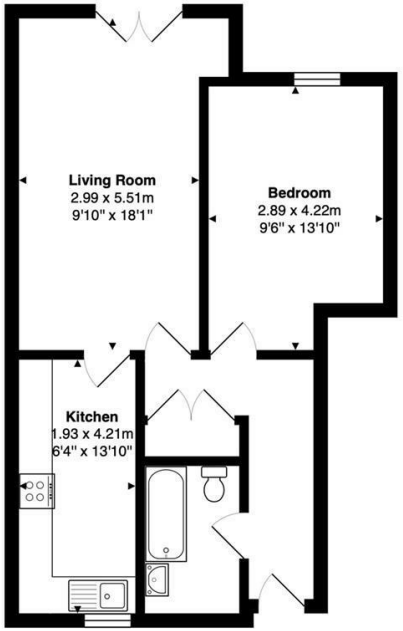
Further benefits include an allocated parking space and well-maintained communal surroundings.

With its combination of town centre convenience, peaceful setting and scope for improvement, this is a rare opportunity to acquire a property within one of Hertford's most established and popular developments.

- Chain free
- First floor apartment
- One double bedroom
- Opportunity to modernise and add value
- Living room with Juliette balcony
- Separate kitchen
- Allocated parking space
- Quiet town centre development
- Walking distance to Hertford North & Hertford East stations
- Shops, restaurants and amenities on the doorstep

Tenure
Leasehold - 959 years remaining
Service Charge - £1561.16
Ground Rent - Nil

Floor Plan



First Floor
Area: 50.6 m² ... 545 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.
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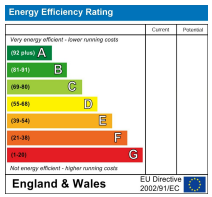
Viewing

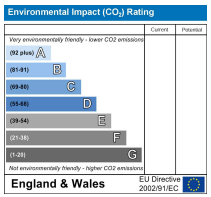
Please contact Shepherds of Hertford on 01992 551955
if you wish to arrange a viewing appointment for this property or require further information.

Tenure

Leasehold

Energy Performance Graph





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