



22, Hertingfordbury Road, Hertford

SG14 1JX

Offers In Excess Of £350,000



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22 Hertingfordbury Road, Hertford, Herts, SG14 1JX

Steven Oates are delighted to offer this charming two bedroom mid terrace character cottage situated conveniently for Hertford North rail station and Hertford Town Centre's multiple facilities. Benefits include; a cosy front reception room, an extended modern fitted kitchen/diner with fully tiled flooring, a stylish ground floor wet room suite and low maintenance courtyard garden. The first floor comprises of two double bedrooms of which the principal bedroom has ample fitted wardrobes and loft access for storage. The property is double glazed throughout with the added benefit of gas central heating (un-tested).

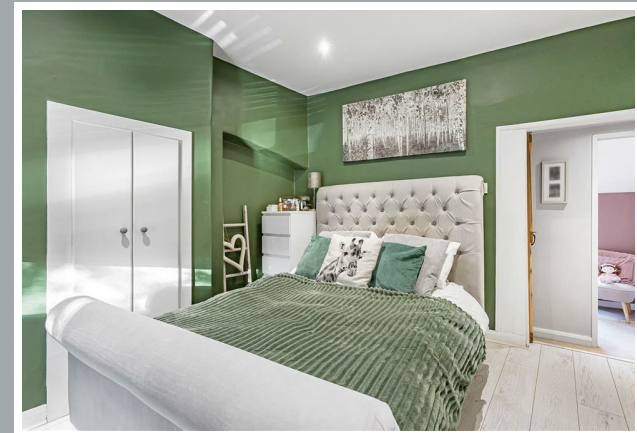
Situated within a central location in Hertford, the property benefits from convenient access to Hertford town centre which provides a wide choice of shops, coffee shops and restaurants, along with Hertford North mainline station.



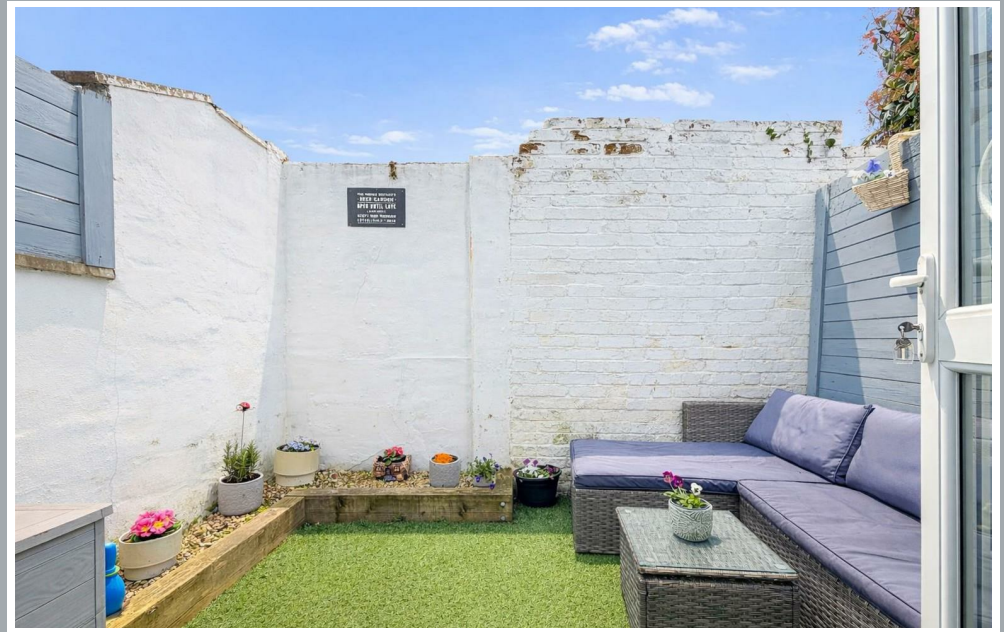
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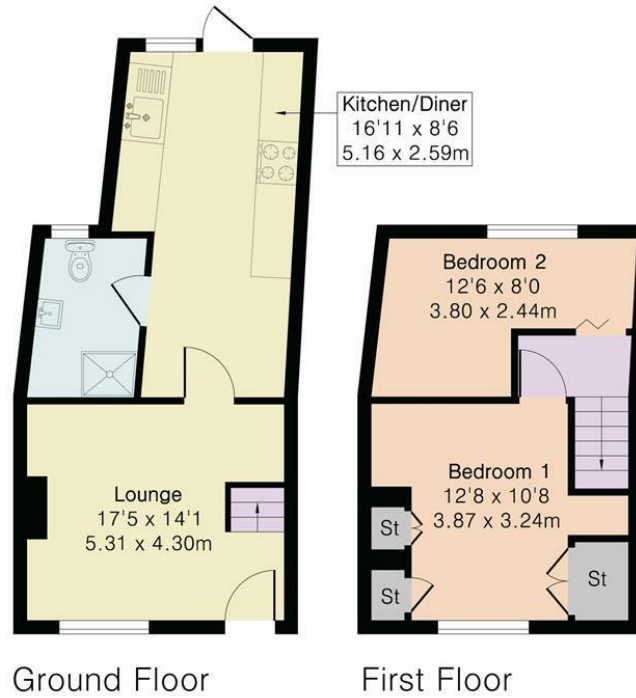


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Approximate Gross Internal Area 548 sq ft - 51 sq m

Ground Floor Area 314 sq ft – 29 sq m

First Floor Area 234 sq ft – 22 sq m



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.



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